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KENDALL BROOK MASTER ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

MAY 23, 2007

CALL TO ORDER

Board President Brett Bennett called the meeting to order at 3:50 p.m. Board members in attendance were Brett Bennett and Leighton Millar. Present representing MSI were Lauren Jacques and Kathleen Lora.

OPEN FORUM

There were no homeowners present for Open Forum.

APPROVAL OF PREVIOUS MINUTES

The minutes dated February 7, 2007 were approved as written.

MANAGER'S REPORT

The Manager's Report is attached to these Minutes. Discussion regarding items on the report was as follows:

Item #1 - Covenant Liens - Lauren Jacques informed the Board that HindmanSanchez told her that the Association cannot foreclose on Covenant Liens. Additionally, since the lot/homeowner is current on his assessments, the Association cannot foreclose for past due assessments. Consequently, HindmanSanchez will not be making foreclosure recommendations as stated in the Manager's Report.

Item #2 - Covenant Enforcement Policy - Brett Bennett signed the new 2-tier Covenant Enforcement Fine Policy. Lauren Jacques told the Board the Policy will need to be posted on the web site for a 7-day homeowner comment period prior to adoption by the Board. Lauren will post the document with Brett Bennett's signature to indicate the Board's approval of the document as is

should there be no homeowner comment.

Item #9 - Board Member Election - Lauren Jacques explained that the percentage of ownership for election purposes, must be based on the total number of lots possible as indicated in the Association's legal document. In the case of Kendall Brook, the number possible is 630. Consequently, the current ownership level as of this date is 30% which means the Association does not need to add a second homeowner Board member at this time or until they reach 50% ownership. Leighton Millar indicated he was willing to serve another term on the Board. Lauren will schedule the next homeowner election for one Board member in late July per the Board's request.

Financials - The financials were not reviewed at the meeting.

HindmanSanchez Status Reports - The Board reviewed the Collection Status Report dated 5.8.07, and the Covenant Enforcement Status Report dated 5.18.07.

Covenant Violations - The Board reviewed the most recent Covenant Violation Log.

ARC Detail Report - The Board reviewed the most recent Architectural Detail Report.

ASSOCIATION BUSINESS

OLD BUSINESS

Grounds Maintenance Bids - The Board discussed the grounds maintenance bids obtained from Fuhrman Landscaping, Affordable Landscaping, Mill Brothers, and Rock Solid, and compared against the current contract with Red Leaf. Because the monthly costs for the competitive bids was so much higher than the current contract, and because Red Leaf appears to be working to solve various maintenance issues, the Board agreed not to change maintenance companies at this time.

4485 Fruita Drive - Six-foot Fence Issue - Kathleen Lora and Lauren Jacques explained that the homeowner is willing to lower the fence to the requested five-foot height, but felt MSI or MSI and the Developer should split the cost. Kathleen explained that due to the question as to whether or not other 6-foot fences had been approved in the community previously by the developer appointed architectural review committee, that MSI should not be the only one splitting the cost with the homeowner. Brett Bennett agreed to split the cost equally with MSI and the homeowner due to the doubt. Also, Lauren asked if he would approve tapering of the fence only, per the specs detailed in the Guidelines, if this was a better option for the homeowner since he would not have to lower the entire fence, but merely extend the tapering he has now to the proper length. Brett indicated he would also approve tapering the fence according to the Guidelines rather than requiring the homeowner to shorten the entire fence to five feet.

NEW BUSINESS

SB89 updates to SB100 Policies - Brett Bennett signed the updates.

Election Meeting - Leighton Millar agreed to run for the Board of Directors again. The Board agreed to schedule the election meeting for late July. Lauren Jacques will check availability at the Church.

Grounds Walkthrough - A grounds walkthrough was scheduled for May 31, 2007 at 10:00 a.m.

NEXT MEETING DATE AND TIME

The quarterly board meetings for 2007 are scheduled as follows:

Wednesday, September 12, 2007 from 3:45 to 5:00 p.m. at MSI's offices in Loveland

The Budget Ratification meeting for 2007 is tentatively scheduled for Wednesday, November 28, 2007 at 7:00 p.m., at the Lutheran Church.

An election meeting will be scheduled in late July 2007 according to room availability. The election will be for one homeowner Board member.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 5:15 p.m.

Posted on Oct 5 2007 3:15PM by Laura Moss