Agenda

Kensington HOA Board Meeting			
Meeting Day / Date	October 29, 2026	***Meeting Location***	MS Teams Call (Virtual)
Meeting Start Time	6:30	**Planned Meeting End Time:**	8:30
Conference # / Meeting ID	932 089 979 329 1	**Scribe / Minute Taker**	Jess Carter

Meeting Invitees: (**Note:** Invitees that attended the meeting are reflected with an "**X**")

Required Invitees		Role / Title
☒	Lindy Simmons	President KOA
☒	Jess Carter	Secretary KOA
☒	Lamonica Ramsey	Treasurer KOA
☒	Stuart Kone	CCM/vendor
☐		<Board Title>

Optional Invitees		Role / Title
☐	<Enger Name>	<Board Title>
☐	<Enger Name>	<Board Title>
☐	<Enger Name>	<Board Title>

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- Safety
- 2026 Financial Update
- 2027 Financial Planning
- Annual Meeting Update/– Process, Names for Recognition, Committee input
- Financial Records Examination

Notes

Safety: Still seeing people running stop signs, homeowners should call police if they see others breaking the law (see something, say something protocol).
Budget Recap with Stuart: Lindy and Stuart are finalizing FY2027 projects to forecast variables (unexpected expenses and increases in insurance rates etc.). $525 dues will remain the same. $20k reserves are still in the green.
Discussed simple terms financial summaries for homeowners (transparency measures).

Financial records examinations will be conducted for the past 2020-2025 years to prepare for future forecasting.

2027 Financial Planning: Upcoming projects: Sprinkler System first (biggest cost center). Toilet divider replacement. Stuart and Lindy are meeting to go over project planning. Cost Savings: Pool expense vendors are being looked at. Phone transfer to comcast saves 40 dollars a month. Looking through our expenses to figure out where we can save money across vendors.

Annual Meeting Discussion: Venue approved for weather. Fellowship hall 6:30-9:00pm. Reviewed Board Election Process; roster sheet attendance and how proxies procedures. Discussed website demo for those who haven't used the website. We need to have a quorum (32-34 people must be present); 25% of 129 lots. On record. Without quorum votes cannot commence.

Discussed election procedures. Proxy procedures (one ballot per household).
Call outs for committees (5 minutes per committee)
Committee sign up sheets at annual meeting: 3 – 4 people needed for committees to have diverse coverage for operation.
Great Neighbor Awards: To be announced at meeting**.**
Carpool e-blast for those that may need a ride to the meeting.

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Action Items:

Owner	*Description*	
Jess	Carpool e-blast to be sent on 10/30 via email for those that need a ride to the annual meeting.	☐
Lindy	Develop Agenda for Annual Meeting (ppt)	☐
Lindy	KOA ballots	☐
Lindy, Jess, LaMonica	Power Point Presentation review	☐
Lindy w/Stuart	Finalize 2027 budget (Mon/Nov 2,2026)	☐
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