



Agenda

Kensington HOA Board Meeting

Meeting Day / Date	August 27, 2026
Meeting Start Time	6:30 pm
Conference # / Meeting ID	938 148 955 939 1
Meeting Location	MS Teams Call (Virtual)
Planned Meeting End Time:	7:30 pm
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	KOA CCM
☐		
Optional Invitees		Role / Title
☐		
☐		
☐		

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- Financials Overview YTD (Stuart Kone)
- Review of last board meeting notes- Lindy
 - Safety signs/for speed reduction through neighborhood- budget \$400 for 2027
 - Leash compliance w/dogs
 - Safety Committee Coordinator – Alvin Lee, need more community engagement on Safety committee
 - PDK/FOB training for board (need to schedule training)
 - Landscape terrain walk: Lindy, Scott D., Mark E.,
 - Financials: discussed the unpaid dues issue, reminder letters sent
 - Committees: Safety and ARC committees need more homeowner involvement
 - Website renovation/reconstruction
 - Recognition
- Safety Concerns: 1 police incident
 - Speed Signs (budget for 2027)
 - Soliciting
- Administrative
 - WIX Website improvements
 - KOA Directory updates (email addresses of new homeowners)
- Financials- August MTD, JULY
 - Internal Audit for 2020 - 2026
- Maintenance
- Community Overview
- Recognitions

Notes

See the attached minutes included on page 3.

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Meeting Minutes Summary

1. Stuart (Cash Manager) went over July financials. We will be on budget for the year if we have no emergency events that push us over budget.
2. The ATT to Comcast transition will happen at the end of the pool season. Comcast will be laying a line after the pool is officially closed. Total bill will be \$118 per month.
3. The pool season will commence on September 21st. No further reservations can be made past this date. We have extended pool season due to the E-911 weekend closure earlier this season.
4. Jess will bring sign up sheets for committees (ARC, Landscape, Safety Patrol, Modifications, and KEC) for volunteers during the block party event.

Call to Order & Administrative Updates

- **Internal Audit:** An independent internal audit for the 2020–2026 period will be conducted on a pro bono basis by a community consultant.

- **Board Schedules:** Upcoming board member travel schedules were noted (Jess will be away from emails during Labor Day weekend, will put on email forwarding to Lindy and Lamonica during this time).

- **Website Updates:** Website renovation is underway, including the inclusion of community photos (such as Wine and Cheese event photos and approved photos from the Annual Block Party). Home photos have been approved by three total households. Jess will take photos of common areas as well to upload to the website.

- **Upcoming Meetings:** October 29th will be the Board Meeting and 2027 Budget planning meeting with Stuart. Our annual meeting will be held on November 8th. Lindy is investigating the venue (potentially at the conference center, but TBD).

- **Board Meeting Minutes:** Lindy will add minutes to the KOA website.

Committee Reports & Updates

- **Architectural Review Committee (ARC):** The Board is currently fulfilling ARC duties for covenant approvals, acknowledging that neighborhood standards evolve over time.

- **Modification Committee:** This committee remains paused due to a lack of active volunteers and complex grey areas; additional community participation is required to resume operations.

- **Landscape Committee:** Committee members are actively conducting physical walkthrougths and have completed repairs on the neighborhood irrigation systems. The committee is currently evaluating color palettes and pine straw vendors.

Safety Committee:

- Additional volunteers are urgently needed. Residents are encouraged to report suspicious activity ("see something, say something") via the community bulletin, sign up at the upcoming block party, and participate in early morning patrols.
- Recent neighborhood safety concerns were addressed, noting a single isolated incident this year and emphasizing de-escalation practices.
- Ongoing monitoring of neighborhood solicitors (e.g., Jehovah's Witnesses, cable vendors, walk up requests for help) was discussed.

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- **Pool & Access Operations:** Key fob system training and backup protocols are scheduled to be finalized by the end of the pool season.

Community Operations & Compliance

- **Vehicle & Driveway Regulations:** Informational bulletins will be created and distributed regarding trailers parked in driveways.
- **Traffic & Infrastructure:** Permanent speed limit signs and sewer grate evaluations are scheduled for installation in February and March, with formal funding to be integrated into the upcoming annual budget.
- **Animal Control & Leash Laws:** Strict adherence to leash compliance is enforced. Uncontained dogs escaping yards and causing attacks will receive one formal warning before being reported directly to animal control (due to reported attacks of loose pets).

- **Financial Status & Dues:** Only six accounts remain with unpaid dues. A potential installment plan structure is under review for the upcoming fiscal year.

Community Events & Recognitions

- **Block Party & Activities:**
 - Committee sign-up sheets will be posted at the event.
 - A community-wide competition to rename the neighborhood playground will officially launch during the block party.
- **Neighbor Recognitions:** Lindy recognized specific community members for their dedicated service, including Jackie (trash management), Debra, Danielle, and Dorsey (KEC), as well as members of the Landscaping Committee.