

**Annual Kensington Trails Association  
Meeting  
June 17, 2015 6:30PM**

**President – DeMitri  
Vice President – Annette  
Treasury - Joey**

- Welcome – The president opened the meeting by thanking those in attendance for coming out. There were 45 homeowners in attendance. Each homeowner received a magnet with the HOA Official website and HOA Board email addresses on them.
- Guest Speaker – Sgt. Tracy Vrana from the City of Kyle gave out helpful info on what homeowners can do to protect their homes and cars and tips on how to keep our community safe. He gave examples on each of these topics.
- Question – The president asked everyone to hold their questions till the end so all the agenda topics could get addressed in the allotted time we have.
- Gift Card winners – The HOA bought 4 gift cards to be given out as a door prize. One homeowner in a family placed their name in for the drawing. \$64 EVO gift card went to Vincent, \$50 HEB gift card went to Mary Ann, \$30 Texas Pie Co. gift card went to Don and \$30 Milt's BBQ gift card went to Hasan
- Financials – The treasurer went over the financials. The cost of the pool is currently \$200K. We still have plenty of money in the bank and as they sale more new homes we will be bring in more money. The pool is paid in cash we owe nothing on it. Question was asked if our annual dues would be going up. The President said the dues would not be going up.

- Annual Dues - The president reminded everyone that if they have not paid their dues that they need to do so. The cost is \$240 a year. You can pay yearly or you can \$20 a month, just set it up with Marilyn. Our community has the lowest HOA dues. Most communities pay much more.
- Foreclosures - The president stated that the HOA board has already gone after two homeowners who owed dues and fines in excess to the HOA. Since then the homeowners have paid what they owe or are making payments. The board has now gone after 2 more homeowners that have excess unpaid dues/fines.
- Pool – The vice president stated that the board does not have a date for opening. The president goes out everyday to check on the pool and it's progress. He makes lots of phone calls and the board meets at least once a month if not more to make and plan items for the pool. The foam insulation was put in today. The president has ordered the pool furniture. The fencing is being put up and the pool house is being finished out. The pool will have 8 cameras that record at all times and free WI-FI for the community to use. Anyone caught doing damage to the pool and its belongings will be held accountable and there membership to the pool could be suspended. Every homeowner will complete a form and receive a gate key. If you are in good standing meaning you don't owe the HOA any money then your gate key will be activated. If not then you will still receive a gate key but it will not let you in until all your dues and fees have been paid. We do not know when the pool will be completed. We hope in the next couple of weeks. If you want more info on the completion please call/ask the General Contractor Bo Barnett. The president is working with the city in getting the wastewater hookup and parking spaces completed. We will have 7 spaces with one being for handicap.
- Upcoming Events – The president went over all the community events left for the year. They are: July 4<sup>th</sup>, Yard of the Month – will run thru September, National Night Out, Garage Sale – Oct, Halloween and Christmas yard decoration winner selected.

Watch the Official Website for info on when, where and time these events will take place.

- Speeding – The president reminded everyone to watch their speed when coming thru the community. The speed limit is 30 MPH. We have seen people flying thru the community and almost hit a child who was crossing on their bike. Also once the new addition is complete Downing will go all the way to Beebe and we will have people outside our community using our road downing as a speedway to get to Dacy and avoid the school zone. The president has spoken to the City about getting speed bumps and the City said no subdivision could have them. He asked about stop signs and the City said a study would have to be completed and your community would have to pay for it and it cost thousands of dollars. So the president asked the city for a report showing how many tickets for speeding has been given out on Beebe, Dacy and Downing. In a time frame of 1 year and 4 months 775 tickets were given out. That's a lot! So the president and treasury are going to take that information to a city council meeting and try to get them to put in stop signs that will slow people down.
- Official Website – Shelley is working on making our current official website better and more up to date. For those who have not been on it we have lots of info on it. The by-laws, calendar listing events, Architectural Change form, monthly update from the board, Annual community mtg minutes etc... Please go on to find out any info. If you can't find what you're looking for email the board.
- Home Improvements – Painting your house outside including the front door, building a shed or other item in your yard, building a pool all this has to be approved. Please complete the Architectural Change form and send it into Marilyn for approval. If you do not get approval you will run the risk of having to repaint or tear it down to meet the rules of the HOA by-laws.
- Doggie Poop Stations – Two more stations were added on Covent. The board noticed that several homeowners had signs up in their yards asking people to pick up their dogs poop. So

we had two installed. Please be respectful of your neighbors and pick up your dogs poop and put it in the doggie poop stations. Also City of Kyle has a leash law. All dogs must be on a leash at all times. Please make sure your following those rules for the safety of others and their animals.

- Election – No election was held, as we did not have enough homeowners in attendance for a quorum. The vice president will remain in her position.
  
- Questions:
  1. Where can we put our trashcans? Response - You can place them behind your AC unit or your can build a screen to shield them.
  2. Neighbor has trash stacked up by the side of the trashcan all the time. Response -The president said he would let Kent know so he could send them a notice.
  3. Can we get a facebook page that sends out monthly email blast to homeowners? Response - The board said they would look into it.
  4. I received a notice for my trashcan being out when I had just used it and went inside to cool down. Response: If you get a notice and you feel it was given to you in error email the board and let them know. The board will see what they can do to correct it for you.
  5. What can we do about the re-stripping of the bike lanes? Response – Annette said she would email the city and see what can be done to re stripe it.
  6. What is the ratio of renters & owners? Response – The board has no way of knowing that but we do seem to have quite a few.
  7. What happened to the lake access? Response – The owner wanted the HOA to pay the insurance on all his land when we

the community only got to use a small area of the water that was even bared wire off even more and would cause peoples fishing lines to get caught in the wire. The board said no the HOA is not paying the insurance on all his land when we only get to use a very small part of the water. So the landowner closed the lake access. It has been a blessing because we were having people tear things up down there, have sex, do drugs, brake the gate to get in several times. The list goes on an on.

8. Is there a limit on how many cars a homeowner can have?  
Response – This is something the HOA can't really do anything about. If the homeowner cars are blocking the sidewalk and you have to walk out in the street to get back on the sidewalk then that is illegal and the cops will come out and tell them to move their car.
9. Is there a place for the dogs to potty? Response – No. That is why people need to be respectful of their neighbors and pick up their dogs poop and use the doggie poop stations.
10. What about the old entrance sign that is falling apart?  
Response – The board has that on their list as a project to work on replacing.
11. Do we have a say on where the bus stops are?  
Response – You would need to call the school district and ask them about that. Annette said she would call on it.