

Kensington Trails HOA Annual Meeting
May 23, 2016 6:30PM

HOA Board Members

President – DeMitri

Vice President – Joey

Treasurer – Eric

- Opening – DeMitri welcomed all in attendance for our annual meeting. Everyone was asked to hold all questions until the end of the meeting.
- Introductions – DeMitri introduced the current HOA Board members Joey and Eric.
- Financials – Eric went over the financials and explained the costs and numbers listed on the balance sheet which were provided to all in attendance.
- Speaker – Officer Brecher from Animal Control relayed important information as the requirement that ALL cats and dogs must be registered with the city. The form can be found on the City of Kyle website. The purpose is to help animal control relocate lost cats and dogs back to their owners and helps police/fire know what pets and their names are in your home if they should have a need to enter your home while you are away. Officer Brecher also spoke on wild animals. If you find a bat or snake call Animal Control. No live stock is allowed in the City of Kyle. Live stock is chickens, rabbits or pigs. Officer Brecher left several handouts for people to take.
- Community Updates – DeMitri went over current improvements for this year.
 1. Pool is completed and paid for.
 2. Lighting on the pool house.
 3. Gutters on the pool house.
 4. A pool monitor was hired to make sure ALL pools rules are followed by all.
 5. Look into raising the pool fencing.

6. Go back to the city about the speeding in our community. Will let community know so everyone can attend the city meeting. The board would like to install stop signs.
- DeMitre spoke on property maintenance – He reminded everyone that they need to fix their fences if they are leaning, replace missing shingles or have a new roof installed. If your house or garage needs repainting to paint as needed, you must get HOA approval to paint your house if you want to paint a different color. Also, you must get HOA approval for sheds and pools.
 - Future Improvements – Joey went over our future improvements.
 1. The lot across from the pool will be deeded to us sometime soon.
 2. Community Center.
 3. Entrance Sign at new entrance and replace sign at Kensington and Beebe.
 4. Lighting over new mailboxes.
 - Elections – No elections were held as 151 homes were not represented. The current HOA Board members will remain as is.

Questions:

What happened to the yellow flowers that were hanging over the fence at Beebe? They got trimmed back when fence was stained.

Who is responsibility is it to mow the grass corner areas on Downing Way? The mowing company is responsible.

When does the violation inspector perform his drive bys? They are every other Tuesday. But this is not set in stone. Yards should be maintained at all times.

Will we get life guards? At this time we will not have life guards. It is the responsibility of parents to watch their own kids. The Pool is not a babysitter.

Can we rent the pool out? At this time no we are not. The pool is a community pool and cannot be closed for any one person or family.

Will the pool monitors hours change during the summer? The HOA board is still discussing this.

Will lighting over the new mailboxes be installed? The lighting has been ordered and will be installed as soon as they come in.

If you share a fence, who pays to have it replaced? A shared fence should be paid 50/50 by both homeowners. If your neighbor will not pay for half and you pay for replacing the whole fence and the finish side of the old fence is facing your neighbors then you are allowed when replacing the fence to turn the finish side to face your side since you paid for the whole fence.