

Kensington Trails HOA Annual Meeting May 1, 2014

The meeting was opened by DeMitri Hobbs, President at 6:30pm. There were 70 people in attendance.

Announce New Board Members - DeMitri Hobbs introduced Annette Woodward she is the new vice president. Lori Huey had to step down due to family issues. Joey Burris is the new Treasurer.

Improvements to Kensington Trails - DeMitri went over the new improvements. People in attendance seemed to really like the mailbox lighting. Talked about the new official website, what people can find on it and to go to it for information/updates on happenings in the community. Like community meetings, trash schedule, garage sales, pool updates etc...

- *New front fence on Beebe* - paid with HOA funds to maintain the appearance of our community. Due to this, we have had people buy homes in our community. Comments were "we bought here because yall keep your community looking nice and maintained".
- *New front fence on Dacy* - the developer paid for the fencing.
- *Mailbox Lighting* - This was an item voted for on our voting form. It passed with the required number of votes. The lighting was paid with HOA funds and AJ's guys installed the solar lighting over each mailbox.
- *New Entrance Sign* - the developer paid for the entrance sign.
- *Flag Pole* - The developer paid for half of the flagpole and the HOA paid for the other half. WHY? When the new homebuilder leaves, they will take the flagpole with them BUT since we paid for half we, (the community) get to keep the flagpole.
- *Doggie poop stations* - There is a problem with people letting their dogs poop in other people's yards. So the HOA paid for and AJ's guys installed these poop stations. The stations have bags and a trash can to throw the waste in. Please make sure when walking your dog that you pick up your dogs poop. Show respect to your neighbors! You wouldn't want someone to leave their dog poop in your yard. If you see someone not picking up their dogs poop, comfort them. Let them know to use the stations.
- *Official Website* - Kensingtontrailshoa.com - All info about the community will be posted to this site that is managed by go daddy.

No Livestock - DeMitre read straight from the covenant page, which reads chickens, goats, rabbits and any other livestock, are prohibited in our community. Anyone found with livestock will be sent a letter to remove them. If the homeowner does not comply, they will be fined until the livestock has been removed.

Financials - Joey went over the financials and answered questions about certain line items of expenditures. If you could not attend the meeting and would like a copy of the financials, please email the board at KTakyle.board@gmail.com with your name and address and we will bring one to you.

Pool Update - Annette informed those in attendance that the pool was in the permit phase with the city. She also passed out pictures of what the pool will look like. Many had questions about the time line of completion. The board said they would put updates about the pool on the official website.

HOA Board Election - No election was held. There were not enough people for a Quorum. Which means DeMitre Hobbs stays the president for another 3 years.

Sold Lots to Castle Rock - Castle Rock has bought the empty lots up front by the new sign and the 4 lots by the old entrance off Beebe. At this time, we do not know the time frame for building homes. The board will be involved in giving the builder input on what kind of floor plans and building material can be used on the new homes. These homes will bring in more money for our HOA.

Q & A -

Q. What can be done about homeowners who do not mow, kill weeds or maintain their flowerbeds?

A. There is a guy who drives thru our community every other week and sends out letters to those who yards are not maintained. The homeowner is giving a time period to get their yard cleaned up. If they do not comply, a force mow is performed on their yard and the homeowner is billed for the service. So far this year the HOA has forced mowed about 5 homes. Some more than once.

Q. What about tall weeds in peoples backyards?

A. Due to the snakes and rats it can attract you will need to call the City of Kyle Health Department at 512-268-1270.

Q. What is the status of the lake access?

A. The property has been sold. Our community no longer has access to the lake.

Thank you to all those who took the time to attend the annual community meeting!!

Your board members work hard all year long to make/keep our community a nice place to live. If you see a Board Member tell them thank you for the volunteer work they do for you and your community everyday. There are a lot of behind the scene meetings, planning and discussion making they do all year long to keep our community looking its best.

Together we can make our community the best in Kyle!!