

Kensington Preserve @ St. Andrews East Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Wednesday, April 24, 2019 @ 11:30 AM
AT ARGUS CONFERENCE ROOM

CALL TO ORDER: Rich Orchulek called the meeting to order at 11:00 AM

CONFIRMATION OF QUORUM AND PROPER NOTICE: Directors: Rich Orchulek, Diane Santoro and Jim Ferguson were present. Others: Sue Fantaroni. Susan Raymond from Argus Management of Venice as manager and recorder of the minutes. The notice was posted on the property by Susan Raymond on Thursday, April 18, 2019.

APPROVAL OF MINUTES OF March 14, 2019: Motion by R Orchulek and second by D Santoro. Motion carried.

OLD BUSINESS:

- a) **Handbooks:** D Santoro and Sue Fantaroni revised a Quick Guide Handbook so that new owners and guests would have information that is needed when staying at Kensington Preserve. They were printed and arrangements will be made to get them distributed.
- b) **Trimming of the trees along the Preserve:** ArtisTree has the community scheduled for the next week or so depending on how fast the crews can get there. R Orchulek mentioned that there is a tree branch hanging out of the Preserve at 1669 that needs vertical cut while they are on property.
- c) **Touch up painting and shutter repair:** S Raymond reported that she is looking for a vendor to do the work after May. She has contacted Bay Area Restoration and has not heard back from him.
- d) **Vote to repaint the steps:** Motion by R Orchulek and second by J Ferguson to get the steps repainted and touch up the paint around the lights that were done last year. Motion carried unopposed.

NEW BUSINESS:

- a) **Renewal of Argus Management contract:** Motion by R Orchulek to renew the contract for 2019 and was seconded by J Ferguson. Motion carried unopposed.
- b) **Sale of 1669 Monarch #101 West to Shane:** Motion by R Orchulek to approve the sale was seconded by D Santoro. Motion carried unopposed.
- c) **ArtisTree Plants replacements proposal:** Motion by R Orchulek to approve the proposal for \$2438.33 was seconded by J Ferguson and carried unopposed.
- d) **Parking on the streets at night:** The Plantation is working with the security detail to keep the streets clear in case of emergency.
- e) **Wasp nests and mud daubers:** Nu Look will get the buildings on the schedule to get rid of the mess from these pests. Discussion was to go ahead and get the cleaning done.

Owner Comments:

Sue Fantaroni mentioned that Jansen & Sons still has not repaired her screen that was torn by a piece of aluminum. S Raymond will make a call to Matt Hinshaw to get it fixed.

Board Comments: Nothing further.

The next Meeting will be determined as needed either over the summer or in the fall.

ADJOURNMENT: Motion made by R Orchulek to adjourn the meeting and seconded by D Santoro. Adjourned at 12:05 PM.

Respectfully submitted,

Susan Raymond LCAM