

**Kensington Preserve @ St. Andrews East Condominium Association, Inc.**  
**ANNUAL MEMBERSHIP MEETING**  
**MONDAY, DECEMBER 9, 2019**  
**AT ST ANDREWS EAST CLUBHOUSE**

**CALL TO ORDER:** Rich Orchulek called the meeting to order at 7:00 PM

**CONFIRMATION OF QUORUM BY PERSON AND PROXY:** 10 Owners were present and 10 proxies received in time for the meeting for a Quorum of 20.

**PROOF OF NOTICE OF MEETING:** The notice was posted on the property by Susan Raymond and an affidavit was produced.

**2019 PROJECT REPORTS:** R Orchulek reported that he has a call into Ken Jackson at Aqua Plumbing who has been working on the drainage issue at 1722 Celtic. He feels that more work needs to be done to prepare the area for new fill, sod and replace the landscape plants that were there. 780 Montrose will be getting new plantings the week of January 7<sup>th</sup> to replace the dead and removed overgrown items that were removed last spring.

**APPROVAL – MINUTES OF 2018 ANNUAL MEETING:** *Motion to accept by Rich Orchulek and seconded by Jim Ferguson. Motion carried unopposed.*

**UNFINISHED BUSINESS:** Discussion was held regarding the cleaning of the Preserve areas behind the buildings. PMA is to start at any time to clear these areas out. No definite date has been set nor was anyone in KP been notified. Jansen still needs to come back and fix the leaks on the gutters at 174 and 1722 Celtic. Owners will and have marked the trouble sections for easy reference.

**NEW BUSINESS:**

**Announce 2019- 2020 Board Members:** Rich Orchulek, Diane Santoro and Dave Boomstra

**Reserve Funding:** 20 Votes for Partial Funding and 0 Votes for Fully Funding the Reserves.

**Carryover of funds:** 19 Yes Votes to Carryover and 1 No Vote.

*Motion by Rich Orchulek to Approve the 2020 budget was seconded by Jim Ferguson. Carried unopposed.*

**Questions by Owners:**

Discussion was centered mainly on the drainage repair.

**ADJOURNMENT:** *With no further business to discuss, Rich Orchulek motioned for adjournment. Seconded by Diane Santoro, the meeting was concluded at 7:34 PM.*

Respectfully submitted,

Susan Raymond LCAM