

**Kensington Gardens Homeowner's Association**  
**Minutes of the Bi-yearly Meeting of the Kensington Gardens HOA**  
**December 12, 2016**  
**7:00 PM**

**Location of Meeting:**

Century High School  
2000 Southeast Century Boulevard  
Hillsboro, Oregon 97123

**Present at Meeting:** Braden Danielson, LeighAnn Bell, Teresa Mahoney, Joe Perrin, Mike Loar, Steve Masters, Erich Bell, Tom ThongTanungm

The regular meeting of the Kensington Gardens HOA of Kensington Gardens Homeowner's Association was called to order at 7:05 PM on December 12, 2016 at Century High School by LeighAnn Bell, Teresa Mahoney, Braden Danielson.

**I. Approval of Agenda**

The agenda for the meeting was distributed and unanimously approved.

**II. Review of Previous Minutes**

The minutes of the previous meeting were reviewed and unanimously approved.

**III. Consideration of Open Issues**

1. Reserve Study

Braden Danielson

After the June 2016 meeting we were made aware that Kensington Gardens HOA had never done a formal Reserve Study since its beginning in 2003. The HOA Board hired the Schwindt Company to conduct the Reserve Study and copies were available at this meeting for review.

2. Budget

Braden Danielson

In light of the Reserve Study our HOA Board will be putting \$2000 per year into a Reserve Fund to cover the cost of set repairs. We have a fairly small HOA and offer an affordable yearly dues of only \$200. The HOA Budget will be refined to reflect current needs in the neighborhoods.

3. Green Space

Teresa Mahoney

We have been keeping contact on a regular basis with the Parks & Recreation Department and the city of Hillsboro to help us with the flooding and over population of beavers. They have set traps for the beavers. They are also breaking up beaver dams on a regular basis and cleaning out items blocking the water way.

4. Neighborhood Clean-up

Teresa Mahoney

We sent out individual letters to each homeowner making them aware of items that needed to be addressed on their property. Every home and its condition matters and effects the value of the homes in the neighborhood. There has been very positive feedback on how nice the neighborhoods are looking!

5. Parking

LeighAnn Bell

We discussed that it is an ongoing issue that lack of adequate parking on Kensington Street is a continual concern. We as a Board encourage homeowners to park in their garages and driveways if at all possible.

6. Trespassing

LeighAnn Bell

It has been brought to our attention by many concerned homeowners that neighborhood children have been playing in the yards of many neighbors who have worked hard to get their lawns in good shape. We encouraged homeowners to let their children know about private property boundaries.

#### **IV. Consideration of New Business**

1. Century Band

Joe Perrin

The continual concern about the volume of the band, the bright light projection and especially the time the band practices was discussed. Joe said that he would be meeting with officials at Century High School in February to discuss these concerns.

2. Parking

Joe Perrin

Joe has been addressing the issue of the cars parking directly in front of the fire hydrant. There is bright yellow paint on the curb to deflect from the parking but unfortunately this seems to be ignored. He also contacted Code Enforcement to address the issue. We discussed contacting the parties concerned directly about the issue. We also discussed contacting the city of Hillsboro to see if they could put a No Parking sign there.

#### **V. Agenda and Time of Next Meeting**

The next meeting will be held at 7:00 PM on June 5, 2017 at:  
Century High School Rm North 119  
2000 Southeast Century Boulevard  
Hillsboro, Oregon 97123

The agenda for the next meeting is as follows:

Century Band  
Update on parking  
New Sage Homes  
House colors, fixtures and landscaping  
Greenspace  
New Board Positions

The meeting was adjourned at 8:10 PM by LeighAnn Bell, Teresa Mahoney, Braden Danielson.

Minutes submitted by: Kensington Gardens HOA Meeting Attendies

Minutes approved by: