

Kentwood Home Guardians Minutes

Monthly Board Meeting - Tuesday, March 14, 2017 @ 7:00 p.m.

YMCA S. Sepulveda Blvd.

Present: Greg Melton, President; Tracy Thrower Conyers, 1st VP; George Poppe, Treasurer; Marion Koh, Secretary; Audrey Melton, Operations Manager

Absent: Ilan David, 2nd VP

1. Call to Order: Called at 7:12pm by Greg Melton

2. Officer Reports:

a. Secretary's Report:

- Minutes for February 14, 2017 approved

b. Treasurer's Report:

- Income:

+ Transfer fees: \$750 - up from previous months

+ Donations: \$25.82

+ Late Fees: \$460.00

+ Crime Prevention: \$195.00

+ Reimbursements \$9.00

- Total Liability & Equity: \$147,104.94

3. Committee Reports:

a. Architectural Committee:

- Vince and Ilan not present

- New construction: 8321 Chase 6.5 feet past setback line; no surveyor used. Plans not yet submitted

- Taken names and numbers of construction companies and sending demands to them

b. Outreach Committee:

- Listing new construction on website, need to check in with lawyers

4. Operation Manager's Report:

a. Assessment Update

- Approximately 338 homes that have not paid assessments; 4 houses are in escrow

- Equates to \$13,500 unpaid assessments

- Still have stack of Return To Sender (RTS), mostly new construction

5. New Business:

a. Annual Member Meeting & Election

- Will be held in May; no date as of yet
- 3 board seats are open
- Brent Wiseman nominating himself; will reach out

b. 8321 Chase Avenue – New Construction

- Cindy Flavin & Sheri Harbison purchased the property and are acting as their own architect and developer
- Front setback violation present; setback out of compliance by about 5 feet from the 2nd girder
- Owners measured improperly
- Did not submit construction plans to KHG; city signed off on the plan; did not hire surveyor
- City ordinance: setback modification is okay with neighbors consent
 - + Modification with LA City with neighbors
 - + 2 homes declined to sign; 2 homes unreachable; all other homes agreed to allow violation, per owners
- Stakeholder comment from the audience: worried set back violation sets a new precedent for new construction
- 2nd Stakeholder comment from the audience: to the untrained eye, improper setback is noticeable; small front yard
- Original City inspector is not in charge; Supervisor has taken over
- Owners want to move forward with the project as is, if the City signs off
- Pat Lyon: Neighborhood Council PLUC Committee receives early notification reports on property or construction seeking variances. PLUC puts project on its agenda
 - + Greg Melton: KHG position is dependent on whether setback is a DPR rule; George Poppe (chair of architectural committee) stated setback is a DPR rule
 - + Tracy Conyers: No formal action allowed at this time as plans have not been submitted
 - + Stakeholder comment from the audience: Can KHG put on lien on property?
 - + George Poppe: cease and desist letter, then fine, then lien

6. Old Business:

- a. None

7. Community Comments:

- a. None

8. Adjournment: Called at 8:25pm by Greg Melton