

Kentwood Home Guardians Minutes
Monthly Board meeting Tuesday, February 17th, 2015 @ 6:30 p.m.
Fire Station #5 8900 S. Emerson Ave.

PRESENT: Maria Warner, President; Tracy Thrower Conyers, Outreach Committee Chair; Michael Oliver, 1st VP (arrived 7:08pm); Mary Putnam, Treasurer; Kristine Wilson, Secretary; Suzann Rogers, Operations Manager

CALL TO ORDER: Maria Warner called the meeting to order at 6:35pm.

SECRETARY'S REPORT: All present approved motion to approve January Meeting Minutes as submitted.

TREASURER'S REPORT:

The current budget is tracking well against KHG actuals noting that KHG has been running a deficit since 2011. After reviewing the 5 year budget with and without a dues increase, the board must consider raising dues in order to help KHG remain solvent. Per Davis-Stirling, an increase of 20% is allowable by Board vote. This increase would be reflected in October assessments and will be due November 1st. All present approved the motion to increase in yearly assessment fees.

There are 297 open assessments as of 2/17/15.

The approved 2015 Budget will be published in the Feb 2015 newsletter. It will show the 2014 Actuals, 2015 Budget and Actuals from 6/14 - 12/14.

COMMITTEE REPORTS:

OUTREACH: No report.

WAYS AND MEANS: No report.

ARCHITECTURAL: No Report.

OPERATION MANAGER'S REPORT: No report.

NEW BUSINESS:

KHG will be having elections for 3 open Board seats. All interested KHG members should submit their name to Suzann at the KHG offices. Election Volunteers are also needed to help with the election results.

Strip lots on Manchester and Emerson are in need of repair. KHG is reviewing the budget to see if we can afford to help beautify it. KHG is also looking into getting support from community members or local business' to help.

OPEN FORUM:

Concern was raised by a KHG member regarding Mansionization as a serious issue in our city. The city council is working on closing the loopholes. KHG will continue to work with Mike Bonin's office regarding this matter.

A KHG member brought up a matter involving a camper parked in a driveway on Riggs for many years with flat tires. KHG only has authority to act under what is in the DPRs. KHG may occasionally be able to help in small matters in order to help facilitate friendly neighbor relations.

A KHG member asked if a majority vote of Kentwood Homeowners was required to raise dues. The Board can increase dues 20% each year per Davis-Stirling without member approval.

AJOURNED: Meeting was adjourned at 7:22pm