

FINAL

Kentwood Home Guardians Meeting Minutes
Monthly Board meeting Tuesday, August 11th, 2015 @ 7 p.m.
Fire Station # 5 8900 S. Emerson Ave.

PRESENT: Vince Bertolini , 1st VP; George Poppe, Treasurer; Kristine Wilson, Secretary; Suzann Rogers, Operations Manager **ABSENT:** Michael Oliver, President; Greg Melton, 2nd VP,

CALL TO ORDER: Vince Bertolini called the meeting to order at 7:09 PM.

SECRETARY'S REPORT: July Meeting Minutes will be approved at September board meeting.

TREASURER'S REPORT: NA

ARCHITECTURAL COMMITTEE: A copy of minutes from the July Architectural meeting will be provided the next board meeting. There was an Architectural Committee meeting August 4th.

Letters are being sent out to any new construction we have been made aware of in which we have not received the building plans. If we do not receive a response from the homeowner after two letters have been sent, a certified letter will be sent. If there is insufficient response, the board will need to determine what the next steps are possible within their jurisdiction.

The building specs for 6473 Wynkoop Street were reviewed and approved.

KHG DPRs strictly forbid the building of flat roof homes. The construction on 7409 Henefer was completed. Per Davis Stirling, each homeowner is required to provide building specs and ensure they have obtained written approval from the KHG board prior to any construction. Once homeowners have submitted a complete submittal of required documents per the DPR's – KHG has up to 30 days to review and approve or decline the plans. The Architectural Committee will request legal

guidance on how best to ensure and enforce building specs are submitted and approved according to the DPR's taking into consideration both Davis Stirling and Los Angeles Municipal Codes.

The Architectural committee will be updating the tracking form to include all recent activity including 8341 Dunbarton.

OPERATION MANAGER'S REPORT: The Assessment Letter for 2015/2016 is being prepared and will be sent out in October.

The Outreach Committee will prepare the newsletter for the September mailing.

We need to remind homeowners they are required to keep up their yards even though lawn watering has been lessened due to drought restrictions. Additionally, trashcans need to be moved off the street after pickup by that evening.

The office answering machine message will be temporarily changed while Suzanne is on vacation. In the event of an emergency, homeowners can email her or call George Poppe.

NEW BUSINESS:

The Architectural Committee and KHG members have been corresponding with the city following a meeting between KHG members, neighborhood council representatives and the West LA city building department. We are seeking a plan of action to address constantly changing building codes and interpretation of them.

There is growing concern regarding investors who are developing multi-resident rental properties in R-1 zoned areas. There is a new development at 8341 Dunbarton nearly identical to the development at 8109 McConnell. The Dunbarton project plans show 8 bedrooms with 8 bathrooms and one common area for the entire building making it questionable that this is a single family home.

The city issued a covenant to the McConnell Ave property that will apply to any new owner of that property. The covenant states that it will only be used as a single-family property. As of March of this year, the definition of family has been changed and a copy of the new code has been requested for review. A Kentwood stakeholder brought up a homeowners association in San Diego who found success in limiting these types of buildings by using a city ordinance which requires all building plans demonstrate sufficient parking on the property for each resident. We need take a position on these items as a community and voice our opinion and concerns with our city councilman so he can address these issues with the city on our behalf.

The board needs to determine via the Ways and Means Committee what policies KHG has jurisdiction over before there is any expense for legal fees. In the event we do need to seek legal council, questions will be clearly defined and approved beforehand in order to secure a specific action item rather than a broad response.

OLD BUSINESS: KHG Board Meetings will now be on the second Tuesday of each month.

OPEN FORUM: A KHG stakeholder reminded us that Davis Stirling has some controls over the CC&Rs and conversely some CC&Rs control the Davis Stirling. Davis Stirling says these are the rules unless the CC&Rs say differently. Davis Stirling does allow the board to create procedures.

A KHG stakeholder asked if we are able to change the bylaws. It is possible, but complicated when it comes to changing policies that affect each individual homeowner.

ADJOURNMENT: Meeting was adjourned at 7:50PM