

## **DRAFT**

### **Kentwood Home Guardians Minutes**

Monthly Board meeting Tuesday, April 12, 2016 @ 7:00 p.m.

Fire Station #5 8900 So. Emerson Ave..

**PRESENT:** Adelle Wexler, President; Vince Bertolini 1<sup>st</sup> VP; George Poppe 2<sup>nd</sup> VP; Greg Melton, Treasurer; Kristine Wilson, Secretary; Suzann Rogers, Operations Manager

**CALL TO ORDER:** Adelle Wexler called the meeting to order at 7:00PM

**SECRETARY'S REPORT:** Motion to approve minutes for March 8th, 2016 was passed.

#### **TREASURER'S REPORT:**

- One West Back has provided KHG a view only account online. No other online access will be available.
- A new computer was provided to Suzanne.
- The Balance Sheet dated 3/31/16 as provided and reviewed.

#### **ARCHITECTURAL COMMITTEE:**

- The committee will be reviewing the additional plans that were submitted for the property at 6411 West 85<sup>th</sup> Street.
- There is a concern from KHG stakeholder regarding a home recently built on 79<sup>th</sup> Street.
- Committee is requesting the Board looks into what legal actions can be taken to ensure homeowners are complying with the DPRs. Board is scheduling time with a lawyer to discuss.

#### **OPERATION MANAGER'S REPORT:**

- There are 3 open spots on the Board. Only one candidate has come forward.
- If there are not enough candidates available to fill the 3 open seats, a formal ballot vote is not required. The candidate will be announced at the next annual meeting.
- Additional candidates can be nominated from the floor at the next annual meeting, May 21<sup>st</sup>, 2016 at 1PM. Those names would be included as a write in nomination on a ballot provided assuming we have more than 3 candidates. A quorum is required to validate the ballot vote. A quorum would be 5% of total stakeholders. In the event there is not a quorum, the Board may appoint a candidate at their discretion.
- There are 315 stakeholders that still need to pay their yearly assessment.
- Suzann will be on a leave of absence and Audrey Melton will be covering in Suzanne's absence. Office hours are Tuesday and Wed 8:30-12:30 and Audrey will determine and request additional hours based on the workflow.
- KHG is reaching out to lawyers for council regarding questions the Board has as it relates to KHG policies and procedures. A meeting will be scheduled and Board will determine in advance how much time will be allotted in advance in an effort to stay within a set budget. Suzann has provided a copy of our CCRs to our legal council and will forward the outstanding questions from Vince Bertolini and Craig Callahan prior to the meeting. Suzann will confirm the meeting date and time.

**NEW BUSINESS:**

- Only one candidate, Ilan David, was present to state his interest in becoming a member of the Board. He would like to bring his skills as a both CPA and in business to the association. Ilan loves our neighborhood and has been a Kentwood homeowner since 2001. He would like to see Westchester become independent so we could improve the school system.

- The board approved a motion to spare the expense of mailing candidate ballots because there is only person responded to the call for candidates.

**OLD BUSINESS:** NA

**COMMUNITY COMMENTS:** NA

**ADJOURNMENT:** The Meeting adjourned at 8:10pm