

FINAL

Kentwood Home Guardians Meeting Minutes
Monthly Board meeting Tuesday, September 8, 2015
Fire Station # 5 8900 S. Emerson Ave.

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

CALL TO ORDER: Vince Bertolini called the meeting to order at 7:20 PM.

SECRETARY'S REPORT: The minutes for July and August minutes were approved.

NOTE: Craig Callahan objected to July minutes and requested clarification regarding his comments concerning the Ways and Means committee and a need to have a process for reviewing things that KHG wants to do to ensure KHG is within its legal their rights. If the Ways and Means committee finds the item is within KHG's jurisdiction, they will need to review the actual cost implications and how KHG plans to fund such activities.

TREASURER'S REPORT: George Pope will be meeting with Frank Miller, KHG's accountant, on September 14th to review budget.

ARCHITECHTURAL COMMITTEE: The Plan Review Report form is being updated and simplified to help with the review process.

Our neighborhood has become a prime area for investment developers. There are some developers who continue to disregard our efforts to enforce DPR guidelines. Flat roof homes is just one an example of construction that is not permitted based on our current DPRs. We are streamlining our review process to ensure we are able to respond quickly to the overwhelming amount of new construction in our neighborhood. The board is unable to approve insufficient plan submittals. A proposal was made to schedule a meeting between the board, architectural committee and a legal advisor to review our policies, process and responsibility as it relate to our DPRs and Davis Stirling. For any such meeting, there would be a

public notice opening it up to all KHG stakeholders. The board will review the proposed questions for a lawyer at our next board meeting.

There has been ongoing concern regarding new developments in single family R1 Zones of properties that appear to look like multi-tenant rentals. Some KHG stakeholders have brought this matter to our city councilman, Mike Bonin. His office is attempting to address this ongoing issue. The development on 8109 McConnell was issued a covenant by the city that states it is to be used as a single family home.

Additionally, the city has been made aware of an area between 85th Place to 83rd Street that is opposite of the school which is zoned for one story duplexes (2 bedroom/2bath each). Plans have recently been submitted for the development of a 4 bedroom/2 bath duplex on one of those lots. The parking for this unit does not appear to be sufficient (one 2 car garage) based on LA municipal codes. Of further concern is that there are 18 more of these lots which could be similarly developed having the potential to increase the need for street parking in that area exponentially if not addressed quickly. This matter has been brought to the attention of Mike Bonin's office and pending a response.

The KHG board operates under the guidelines of the DPRs and Davis Stirling. If KHG stakeholders wished to more fully influence the general character and design standards of the neighborhood, the current DPRs would need to be modified. The effort to modify the DPRs for 21 tracts would be a sizable effort ultimately requiring approval from 50.01% of the stakeholders.

OPERATION MANAGER'S REPORT: A copy of the assessments including the previously approved 20% increase with the collection policy is being prepared for mailing. The lien terms will be highlighted on both the letter and within the collection policy to ensure homeowners are aware.

NEW BUSINESS: The board is considering hosting another community topic meeting for the before the end of the year which will likely have a safety theme. Efforts to coordinate this will be led by Suzanne.

In November/December the board will consider next year's budget and if there is a need to raise assessments another 20% for the 2016/2017 fiscal year.

OLD BUSINESS: The current welcome letter that goes out in the Escrow package needs to be reviewed. We need to consider other ways to welcome new neighbors. We would like to consider ways to commend stakeholders who are beautifying our neighborhood with their remodeling or landscaping efforts.

OPEN FORUM: A KHG stakeholder addressed his concern regarding clarification as to who is responsible for approving architectural plans based on the DPRs. He asserts that the architectural committee is a separate entity from KHG. Currently the architectural committee is comprised of both board members and KHG volunteers. Some of the volunteers are experienced architects. Having skilled architects on the committee helps the board understand, process, review and use their best judgment when approving or denying plans based on our DPRs. Without the support of community volunteers, it would be impossible for the board to effectively process reviews considering the increased construction in our neighborhood. The question of the architectural committee as it relates to the board and plan approvals is slated as one of the questions the board proposes to bring to a legal advisor to ensure they acting according to the guidelines outlined in the DPRs and Davis Stirling.

The same KHG stakeholder asked board to ensure the statutory requirements of dues increases are met according to the DPRs.

ADJOURNMENT: Meeting was adjourned at 8:40pm.