

Kentwood Home Guardians Minutes

Monthly Board Meeting - Tuesday, December 13, 2016 @ 7:00 p.m.

YMCA • 8015 S. Sepulveda Blvd. • 2nd Floor

Present: Greg Melton, President; Tracy Thrower Conyers, 1st VP; Ilan David, 2nd VP; Marion Koh, Secretary; Audrey Melton, Operations Manager

1. Call to Order: Called at 7:13pm by Greg Melton; George Poppe, Treasurer, not present.

2. Officer Reports:

- Secretary's Report:
 - Minutes for October 11, 2016 approved.
 - Minutes for November 08, 2016 conditionally approved.
- Treasurer's Report:
 - Treasurer is not present; No report.

3. Committee Reports:

- Architectural Committee:
 1. 8373 Westlawn: Architectural Committee reports grading issues that may impact neighbors. Audrey to request additional information.
- Outreach Committee
 1. Community Event @ Covenant – January 29, 2017
 - a. KHG will have a table at the event.
 2. Web Payment for dues on Website
 - a. Documents required; Tracy to work with Audrey to get documentation.
 3. Firehouse
 - a. City accounting officer recommended to the council that the property be sold
 - b. No guidelines have been set; Tracy will report more as information is released

4. Operation Manager's Report:

- a. Assessment Update
 - Finished with 1st round of assessments; will begin 2nd round of notifications shortly.
 - Out of 3,372 assessments went out; over 2600 processed; 775 assessments unpaid assessments.
 - 48 assessments returned; 18 properties vacant/for sale/under construction
 - Many of the 18 properties have not submitted plans; only about 2-3 have plans.
 - Others returned, but will be resend 21 and the rest miscellaneous (death, non-existent).
 - Emerson/Manchester – developer paid one fee of \$12, but property is 12 separate small lots pursuant to the CA Small Lot Subdivision Act. Fees for 12 lots are owed.
- b. Quickbooks online will not service KHG (cannot search address online; only by tract)
 - Need update on computer for \$349.
 - Expenditure Motion to upgrade Quickbooks approved.

5. New Business:

- No new business.

6. Old Business:

- a. Member Joe Grillo spoke about neighbor nuisance.
 - People living in garage next door to Joe since May 2015. Owner denies.
 - KHG sent nuisance letter and situation improved briefly.
 - Formal meeting requested by KHG. Tentative date of 12/14/2016 with Board members Greg Melton & Ilan David to meet with neighbor.

7. Community Comments:

- Eric Taylor on behalf of neighbors on Riggs and Kentwood Court
 - Wants KHG to weigh in on Entrada Project on other side of Centinela (Culver City)
 - Wants help with Playa Vista dump site below bluff
 - Eric will submit letters for KHG signature on these topics
- Tommy Roys asked about website updates.
- Craig Callahan asked for a clarification of November minutes.
- Al Wilson asked why the curb is red in front of Kentwood Elementary and whether that can be changed since school buses are no longer used. Allowing parking would lighten up parking on surrounding residential streets.

2. Adjournment: Called at 8:31pm by Greg Melton