

Kentwood Home Guardians Minutes

Monthly Board Meeting - Tuesday, February 14, 2017 @ 7:00 p.m.

Fire Station - #5 8900 S. Emerson Ave.

Present: Greg Melton, President; Tracy Thrower Conyers, 1st VP; Marion Koh, Secretary; Audrey Melton, Interim Operations Manager

Absent: Ilan David, 2nd VP; George Poppe, Treasurer

1. Call to Order: Called at 7:08pm by Greg Melton

2. Officer Reports:

a. Secretary's Report:

- Minutes for January 10, 2017 approved

b. Treasurer's Report:

- Treasurer is not present; no report

3. Committee Reports:

a. Architectural Committee:

- Vince and George not present; no report

- New construction: 8321 Chase - 6.5 feet past setback line; no surveyor

- Discussion re setbacks. Any neighbor can call Building & Safety (setback for Kentwood same as for City).

- Board has split Kentwood into five zones with each board member to tour and report back on ongoing construction to help the Architectural Committee get a current picture of what's going on

b. Outreach Committee

- Community Connections Event @ Covenant Church – January 29, 2017: well attended event with many KHG members stopping by our table and sharing positive feedback

- Web Payment System Update – Paypal account set up for credit card payments online; just need to place code on website

- Quarterly News Update - draft should be ready to mail out next week

4. Operation Manager's Report:

a. Assessment Update

- Approximately 350 homes that have not paid; equates to \$14,000 unpaid assessments

- About half are repeat offenders that owe for years

- Researching RTS assessments

- 75 letters to local realtors reminding them of their obligation to advise Kentwood buyers about Association

- Transfer fees: \$750 revenue this month, up from previous months

- Assessments lumped into October when they are invoiced – that is why the financial reports do not show incoming funds from assessments although money is still trickling in

- \$1000 in late fees accruing

- \$365 in newsletter requests

5. New Business:

- a. Annual Election Meeting
 - Start campaigning to bring in candidates for June election
 - Aim to get candidate nominations in April (45 days before election)
- b. RV Parking (aka vehicle dwelling)
 - New vehicle dwelling law as of January; map generated by City shows areas of permissible parking; no parking at night in residential areas; no parking during day near schools and parks

6. Old Business:

- a. Nothing to discuss

7. Community Comments:

- a. Member Greg Avale: Neighbor on Kenyon
 - Possible to make KHG a gated community?
 - + Concerned about crime in the neighborhood
 - + Member Tomi: too many public streets to gate off; how do you regulate?
 - + Greg would consider being on committee to explore idea
 - + Member Ellie: Westchester has less crime than other neighborhoods
 - Can KHG hire private security? No, not with current budget and legal liability for armed response
- b. Member Tomi:
 - What are plans for newsletter fee revenue following increase in price?
 - + Board advised that next year's Board will decide budget. Recent dues and newsletter revenue were collected for the next fiscal year's budget

8. Adjournment: Called at 8:21pm by Greg Melton