

Kentwood Home Guardians Monthly Board Meeting

Meeting:	October 10, 2017 Meeting		Date:	October 10, 2017	Start:	1902
Purpose:	Monthly meeting		Location:	Fire Station 5, 90045	Finish:	2046
Directors Attendance:	President: Tracy Thrower Conyers, Vice President, 2 nd Vice President: Aaron Torrence , Secretary: Colleen Fracisco, , GM: Audrey Melton,		Recorder:	Colleen Fracisco		
Absent: Treasurer: Todd Harris						
MINUTES						
Minutes should reflect decisions and reasons for those decisions, not conversations with resident's names.						
Strategic PPM Measures	Topic	Reporting	Discussion Summary		Commitment/ Progress <i>(Action, Status, Outcome)</i>	Accountable <i>(Who/When)</i>
<i>(President)</i>	Call to Order And other updates	Tracy T.C.	✓ Good evening			
	Officer Reports: Review of Minutes	Tracy and Colleen	✓ Review of, May & June minutes ✓ Review of September Minutes		✓ May minutes approved ✓ Jun minutes approved ✓ September minutes approved	
	Treasurer's Report	Todd	Absent- no formal report. Balance sheet and account receivable provided. (10-10-2017),			

KHG Monthly Board Meeting MINUTES

	Committee Reports Architectural Committee		<ul style="list-style-type: none"> ✓ Review of several construction projects ✓ There is currently 4-5 projects waiting for review ✓ Would like to recruit more volunteer architects to assist in review of plans to DPR's ✓ Due to lack of volunteers, Board will split and drive the neighborhood looking for unreported projects ✓ Add checklist of what to report for homes under construction to website ✓ Grinder update: developer is working on parking 		<p>Aaron to provide checklist for website</p> <p>Tracy to upload to website</p>
	Operation Manager's Report		<ul style="list-style-type: none"> ✓ Assessments are out - receiving payments 		
	UNFINISHED BUSINESS		<ul style="list-style-type: none"> ✓ Approval of address opt out option for inclusion of name and address on KHG list. MOTION to approve as presented; seconded; unanimously approved. 		
	New Business		<ul style="list-style-type: none"> ✓ It has been brought to the Board's attention that the wrong budget documents were sent in the fiscal year end member mailing. This nullified our planned 20% increase in assessments. The budget previously approved included the 20% increase. MOTION to adopt previous year's budget as interim budget for this year; seconded; unanimously approved. ✓ It has also been brought to the Board's attention that the Policy Statement required by Davis Stirling was not included in the fiscal year end mailing, either. MOTION to send special mailing to include Policy Statement, Opt Out Statement and new Fine Policy within 15 days of Fine Policy being adopted; seconded; unanimously approved. ✓ Our bylaws say that our fiscal year starts 6/1. DPRs say the fiscal year starts 7/1. Need lawyer input on which date to follow and implications. ✓ Fine Policy update & Bylaws Amendment – the Fine Policy is 		

KHG Monthly Board Meeting MINUTES

			for DPR infractions, not unpaid assessments (Collections Policy covers assessments). The last Board approved a Fine Policy provided by Counsel, but Counsel later advised we didn't have rule-making authority in place in our governing documents. Counsel has advised that Board may amend Bylaws to provide authority under Davis Stirling. Attorney has prepared Bylaw Amendment and it will be voted on next month.		
	Community comments		<ul style="list-style-type: none"> ✓ Cameras going up Arizona circle and Riggs—along bluffs pointing to neighbors. ✓ Neighbor concerns related to enormity of infractions or homes that are unkempt. 		
	Adjourn Meeting	Tracy	Good Night. Thanks for coming!		
		NEXT MTG:	November 14, 2017, 1900-2000, Fire Station 5		

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

DocuSigned by:

Tracy Thrower Conyers

Tracy Thrower Conyers, President

1/17/2018

Date