

KENTWOOD HOME GUARDIANS MEETING MINUTES
Monthly Board Meeting – November 8, 2018 @ 7:00pm
Location – Fire Station #5 Community Room, 8900 S. Emerson Avenue


Present: Tracy Thrower Conyers, President; Christopher Blatter, Secretary; Brian Rosenstein, Treasurer

Absent: Aaron Torrence (excused)

- 1. Call to Order – Called to order at 7:10 pm**
- 2. Officer Reports**
 - a. Secretary's Report – review and approve minutes for October 11, 2018**
 - i. Motion to approve meeting minutes**
 - ii. Approved unanimously (3-0)**
 - b. Treasurer's Report**
 - i. Review and Approve October P&L**
 - 1. Q's for Audrey**
 - a. Donations / not tax deductible**
 - i. Both instances are minor overpayments allocated to donations**
 - b. PayPal fees**
 - i. Surplus of fees charged to people for online payments (we charge flat \$1; sometimes actual fees are more or less)**
 - c. Payroll taxes**
 - i. Inflated by the 2010/2011 tax issue related to former employee**
 - ii. CPA wants to put it on the books as \$4500 liability until it is resolved with IRS**
 - iii. Audrey was asked to add an asterisk to note the explanation**
 - d. Accounting expense**
 - i. CPA engagement for doing annual statements (paid in October)**
 - ii. Motion to approve October P&L**
 - a. Approved by the board unanimously (3-0) – Subject adding asterisk with explanation**
 - c. President's Report**
 - i. Cease and Desist Letters**
 - 1. Proposal Timeline for Enforcing Architectural Violations**
 - a. KHG has form letters from attorneys for cease and desist**
 - b. KHG also has a "Informal Request for Plans" letter**
 - c. Tracy presented proposal for how to enforce failure to submit plans, but we need official list of required plans**

2. Need to be reviewed in the next architectural meeting:
 - a. Define scope of plans actually needed
 - b. Need to better prepare the architectural meeting agenda
3. Plan for next month regarding this proposal
 - a. Architectural committee to flesh out plans that are actually required
 - b. Tracy will flesh out the due process issues with attorney
 - c. Also need to investigate whether the "new" process needs to be noticed to the association members via mailing
3. Committee Reports
 - a. Architectural Committee
 - i. No formal report – Aaron absent
 - ii. Brian was contacted directly by homeowners who received the pink notice from last mailing
 - b. Outreach Committee – no report
4. Operations Manager's Report
 - a. Assessment Mailing – Update
 - i. Audrey is getting notes with the assessments from some members
 1. Audrey is compiling the comments will be attached to the minutes
 - ii. Audrey has processed approximately \$23,000 in payments
 1. Issues include incorrectly paid less than the assessment notes and bank rejected checks
 - a. Audrey will carry balance into next year
 - b. Note for next year's package
5. New Business
 - a. Safety and Security Committee
 - i. Brian proposed to resurrect committee as it is inactive at this time
6. Unfinished Business
 - a. None
7. Community Comments
 - a. Comments taken
 - b. Recent Neighborhood Advisory Committee Meeting
 - i. LMU is going to put up new dorms – 600 units / 3 floors
 1. Start demotion in early May
 2. Open Fall of 2020
 3. No new parking for the dorms
 - ii. New building for School of Film and TV
 - c. 6981 80th Street near LMU was purchased by LMU and they will be remodeling the home
 - i. community member reminded her that KHG needs plans
 - d. Renters (likely students) on McConnell have been using the area between LMU and homes as a dumping ground
 - e. 7515 McConnell – Student rented house
 - i. LMU has been cleaning up the dumping area

- ii. Community member is asking KHG to write a letter the landlord that the home and surrounding areas needed to be cleaned up
 - iii. Civil Code may require landlords to notify the HOA of renters
 - f. Three houses on Stetson – problem houses with students
 - g. House on Alverstone – Students were rude about being loud to a resident – Homeowner/Tenant disputes the report
8. Adjourn Meeting
- a. Adjourned at 8:38 pm



Christopher M. Blatter - Secretary