

KENTWOOD HOME GUARDIANS MEETING NOTES
Monthly Board Meeting – February 20, 2019 @ 7:00pm
Location – Fire Station #5 Community Room, 8900 S. Emerson Avenue

Present: Tracy Thrower Conyers, President; Christopher Blatter, Secretary; Melissa Remer, 2nd Vice-President

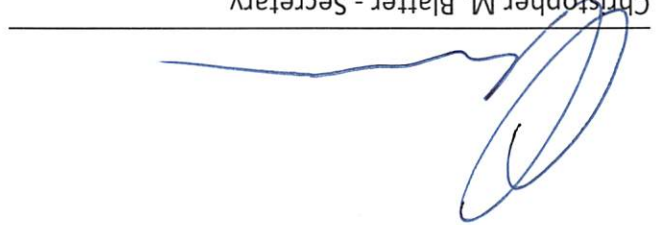
Absent: Brian Rosenstein, Treasurer (excused); Aaron Torrence, Vice-President (unexcused)

1. Call to Order – Called to Order at 7:06pm
2. Notice for meeting was short due to holiday and weekend – meeting is therefore not official
3. Officer Reports
 - a. Secretary's Report – review and approve minutes for regular meeting on January 17
 - i. Board Approval tabled until next meeting
 - b. Treasurer's Report
 - i. Items on to report on:
 - Review and approve November, December, and January P&L
 - Review and accept Accountant's Report
 - ii. Board Approval tabled until next meeting
 - c. President's Report
 - i. Update from Enforcement Committee - 1st Meeting was held:
 - Stuart Blashill appointed Architectural Coordinator to shepherd and monitor the architectural plan process to ensure 30-day deadline is met through a tracking process; all communications with members will be through a dedicated email address that Audrey will also monitor
 - Working on finalizing notice of plans required letter and cease and desist letter
 - Need Architectural Committee to provide definition/list of required plans in order to finalize processes
4. Committee Reports
 - a. Architectural Committee – update
 - i. None – no Board/Committee members present
 - b. Outreach Committee – update
 - i. Winter newsletter is in process
 - ii. Preparing official call for candidates
 - iii. Creating master calendar for events and making sure notice requirements are met; will be posted on website when completed
5. Operation Manager's Report
 - a. Assessment Mailing / Accounts Receivable Collections Project – update
 - i. Cleaning up assessment list and delinquent list
 - Total 740 unpaid properties
 - \$29,000 in outstanding fees
 - Around \$7K in late fees
 - a. Approx. 400 owners only one year late
 - b. Remainder approx. 300 multiple years late
 - ii. 2nd round of notices to go out soon
 - Audrey and Tracy to develop collection plan
 - b. PayChex Payroll Processing – update
 - i. Moved forward with PayChex processing for KHG employee
 - Moved forward with President's authorization due to special promo with tight deadline

- PayChex was significantly less expensive compared to other payroll companies
- c. Annual Meeting Date & Roll-Out (calendar)
 - i. Tentatively picked May 18 for Annual Meeting but needs to be recalculated due to Sundays not being included for notice requirements
 - ii. New date will be proposed at next meeting
- d. Realtor Relations
 - i. As they are identified, Audrey is notifying local brokers who don't disclose KHG in the MLS that MLS rules require such disclosure
 - If the association is not identified, escrow and buyers are not notified
 - Buyers don't know about restrictions and KHG doesn't collect escrow fees
 - Letters have been going out to non-compliant real estate agents (and brokers for repeat offenders)
- e. Questions/Comments submitted by Members since last meeting
 - i. Want to know how and whether ADUs impact R1 zoning
 - ii. El Manor residents are concerned about cell phone tower construction nearby their homes
 - iii. Two requests for information on initiating street re-paving on Westlawn and Georgetown
 - iv. Questions about sidewalks and tree work on Manchester and when it will occur
- 6. New Business
 - a. LAX Modernization Project Presentation (was presented out of order – 1st item)
 - i. Loss of curbside drop-off space of 38% during 2020
 - ii. People mover done and ready for passengers by 2023
 - iii. Intermodal Transportation Facility – West (ITF-W) will open in 2021 and use shuttles until People Mover is up and running
 - iv. Airport Metro Connector Station (AMC) will open 2023
 - v. Consolidated Rent-a-Car (ConRAC) Facilities will open 2023
 - 17,000 parking spaces (bigger than Disneyland parking)
 - Quick Turn Around (QTA) – car wash, fueling, light maintenance (oil change)
 - Connects to 405 directly
 - vi. Can sign up to get notifications at FlyLAX.com/ConnectingLAX
 - b. Call for Candidates and Election Inspector Volunteers
 - i. Official Call for Candidates has been made
 - 3 seats up for election this year
 - Will be emailing additional information to our email list
 - Will also be posted on the window on the office
 - Election rules are posted on KHG website
- 7. Unfinished Business
 - a. Motion to adopt formal list of architectural plan requirements for property renovations
 - i. No recommendation from Architectural Committee so no action
- 8. Community Comments
 - a. LMU is required to have quarterly meetings with community. These are the highlights from the latest meeting, shared by community member Linda Kokelaar:
 - i. New dorms will be 170 feet from property line of KHG property owners
 - ii. House at 6981 80th Street, owned by LMU, will become student honor housing
 - iii. LMU Public Safety Chief will be leaving; search for replacement is underway
 - iv. Discussed false report of active shooter on LMU's campus and failures of Public Safety
 - v. SLOs discussed vandalism (car windows and home windows being shot out)

- Patrols are going around at night to find perpetrators
 - Special officers are getting statements from victims
 - Asking neighbors for video surveillance to try to get license plate
 - vi. Temporary ban on scooters at LMU
 - vii. Next LMU community meeting is May 2nd
9. Adjourn Meeting – Adjourned at 9:08pm

Christopher M. Blatter - Secretary

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the left, positioned above a horizontal line.