

Kentwood Home Guardians – Meeting Minutes

Monthly Board Meeting • Wednesday, May 15, 2019 @ 7:00 p.m.

Fire Station #5 Community Room, 8900 S. Emerson Avenue

Present: Tracy Thrower Conyers, President; Christopher Blatter, Secretary; Melissa Remer, 2nd Vice-President; Aaron Torrence, Vice-President; 5th seat is vacant

1. Call to Order at 7:06pm
2. Officer Reports
 - a. Secretary's Report – review and approve minutes for April 17 regular meeting and April 24 special meeting
 - i. April 17 Meeting Minutes – Approved 3-0 (Tracy, Aaron, Melissa) with one abstention by Chris
 - ii. Special Meeting April 24 Meeting Minutes – Approved 3-0 (Tracy, Aaron, Melissa) with one abstention by Chris
 - Objection by community member regarding assessment increase not officially on Agenda
 - Tracy responded that the assessment increase was part of the budget approval process, which was on the Agenda
 - b. Treasurer's Report – review and approve April P&L – Approved 4-0
3. Committee Reports
 - a. Architectural Committee – update & report (given by Architectural Review Committee Coordinator Stuart Blashill)
 - Two motions to deny plan applications based on DPR non-compliance being brought to the Board
 - a. 7921 Dunbarton
 - i. Report accompanies and is incorporated into these minutes
 - ii. Architectural Committee recommended denial because roof is partially flat
 - iii. Board overrode the recommendation and approved because flat portion if not visible and is necessitated by the size of the house, with the size being allowable under current rules, but such big houses were not built in Kentwood in the 1940's when our DPRs were written
 - b. 6981 80th Street – LMU-owned property
 - i. Designed for R-3 occupancy, per the plans
 - ii. LMU Employee Spoke
 1. 10 students max / Honors Program
 - iii. Motion to deny approval of the property because our DPRs call for R-1 usage
 1. 2 Yay (Tracy and Aaron) / 2 Nay (Melissa and Chris)
 - iv. Motion made to have Tracy investigate with Attorney an official definition of single-family residence
 1. Approved 4-0
 2. Chris will do some preliminary research prior to Tracy contacting attorneys
 - Stuart presented a new proposed Review Form for Architectural Committee

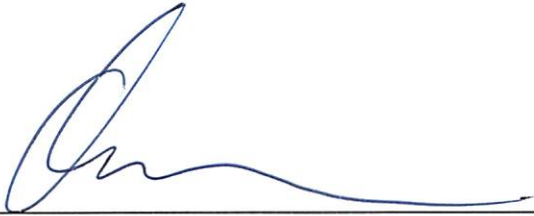
- a. The Board asked for changes to the form to make certain points clearer and to provide citation to DPRs violated (if any)
 - One motion to write letter to member expressing concern about fence height and asking for meeting to discuss
 - a. Committee to send letter asking for more info and then further investigate the matter
 - AC Tracking database – ready to go live on Google Docs
 - AC requested 12 plan request letters. More requests possibly to come as around 40 properties currently in the review database
 - AC did not have time in their monthly meeting to cover minimum documentation requirements, as requested by the Board last month
 - b. Outreach Committee – Annual Meeting Planning update
 - i. Slate of speakers being arranged regarding hot topics in community, including proposed state laws supporting density development in R-1 communities like KHG
 - ii. Light lunch planned
4. Operation Manager's Report (taken out of order and before Committee Reports)
 - a. ADU's with separate addresses – seeking Board guidance on record keeping
 - i. Treat same as duplex
 - b. IDR update (member dispute)
 - i. Meeting is tomorrow at noon with Adam Stirling/Jasmine Hale, Tracy and Melissa to attend on KHG's behalf
 - c. Payroll Tax Update
 - i. Audrey had payroll expert review taxes from last year
 - Error discovered with extra \$400 paid by KHG; amended return being prepared
 - Other issue is how it is being displayed in QuickBooks
 - a. QuickBooks currently (and erroneously) shows both employee's and employer's (KHG) payroll tax contribution, resulting in an overstatement of payments on the books
 - b. Changes will be made to reflect correct number (not included in this month's report)
 - d. Update on 8300 Kenyon
 - i. Property has been sold
5. New Business - none
6. Unfinished Business - none
7. Community Comments
 - a. Community Member
 - i. Dept of City Planning is holding a meeting regarding 6514 N. Kentwood Drive (LOT 87)
 - Designated as a view lot as part of the master plan when UCLA was developing professor housing in the 1980's
 - Lot subsequently sold to private owner when UCLA dropped its development plans, but sold subject to deed restrictions for public access
 - Current owner put up a fence to block public access
 - Local resident filed an appeal to the City Planning department to a report that said that the fence is a violation to the use
 - The city wants to hear from the public about the meeting
 - a. Location: West Los Angeles Municipal Building, Second Floor Hearing Room, 1645 South Corinth Avenue, Los Angeles, CA 90025
 - b. Member/LMU Employee re 6981 80th Street on the agenda above
 - i. Are owners notified that their plans will be discussed at a meeting?

ii. LMU wants to be a good neighbor – would like to bring more knowledgeable people

- Plans showing R-3 may be a typo

c. Flat roof reported on Kentwood near 74th

8. Adjourn Meeting – at 8:49 pm



7/8/19

Chris Blatter, Secretary