

# Kentwood Home Guardians Minutes

Monthly Board Meeting • Wednesday, October 30, 2019 @ 7:00 p.m.

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

Call to Order – called to order 7:06pm

Present: Tracy Thrower Conyers, Melissa Remer, Crista Copp, Deborah Wettstein

## 1. Officer Reports

### a. President's Report

- i. Legal review of DPRs
  - Tracy has been in contact with KHG's attorney for a quote for operating rules as well as a quote for re-writing the DPRs
    - i. Tracy spoke to the attorney this week
- ii. AB 68 – new law re: ADUs
  - Allows 2 ADUs on a lot
  - Still unclear whether the lot size restrictions still play a part
  - Attorneys are working on language to distribute
- iii. SB323 – relates to HOA elections
  - Will possibly have to change the way we use an inspector
  - Tracy is investigating whether KHG's existing election rules have to be updated
  - Tracy and Audrey already have a date on the calendar to review this
  - Attorneys are also working on putting together something
- iv. New cloud-based workspace for the Architectural Review Committee has been launched and should facilitate collaborative work
- v. Crista requests that Tracy not be the only one in communication with the attorney and that there be a succession plan
  - Proposing that any written communication with the attorney be cc'd to the rest of the board as well as the option to be included in phone calls for transparency and succession planning
  - Tracy will cc the board on all emails and phone conversations from now on but she is still the designated point person to initiate communications, per recent Board vote

### b. Secretary's Report

- i. Review and approve minutes for September 25 regular meeting
  - Motion to approve minutes – approved 4-0
- ii. Review and approve minutes for October 19 special meeting
  - Motion to approve minutes – approved 4-0
  - Community member and Architectural Review Committee member Vince Bertolini objected to the minutes
    - a. He says that if 2 members of the ARC agree to approve or deny architectural plans, then that's enough
    - b. Tracy disagreed and no changes were made
  - Vince also initiated discussion about 7561 Westlawn and why it was tabled – he believes it should have been denied based on a flat roof
    - a. Board agreed at that meeting that the DPRs do not state that decks are roofs, and declined to change the minutes on this topic

### c. Treasurer's Report

- i. Review and approve August 2019 P&L
  - Motion to approve treasurer's report – approved 4-0
- ii. Review and approve September 2019 P&L

- Motion to approve treasurer's report – approved 4-0
- iii. Update on meeting with Frank Miller, CPA
  - Frank was unaware that KHG was no longer placing liens on properties for unpaid assessments. The practice was stopped because the process followed at the time was incorrect. Frank says that he will need to review out collections report to evaluate whether a write down on our balance sheet should occur with a corresponding tax event
  - Melissa asks if Deborah was comfortable with Frank's explanation of why previous financial statements have been slightly different from Audrey's reports
    - a. Deborah – Yes. It's all due to normal year-end adjustments, and in the future he will address the specifics and note why

## 2. Committee Reports

### a. Architectural Committee – update & report

- i. Plans recommended for approval
  - Approved 7901 El Manor
  - 7612 Cowan was approved by the board
  - 6941 77<sup>th</sup> St. was approved at ARC meeting
  - Previously approved by default
    - a. 8372 Stewart – Vince was the architect on this project and did not advise the Board of the same
  - 7561 Westlawn – tabled by board at Special Meeting and consequently approved by default due to 30-day review rule
  - 7247 McCool – didn't need to submit anything – minor changes
- ii. Approve ARC Mission Statement – ARC is asking for this to be approved
  - Tracy asked to carry this over to the next meeting due to time constraints
- iii. ARC requesting a meeting between the ARC and attorney to discuss operating rules
- iv. 7550 Dunbarton – letter has gone out to Mountain West Investments requesting plans
- v. 30 days has not started on 6427 Wynkoop, 6354 77<sup>th</sup> St., 6441 84<sup>th</sup> St. because additional info is needed
- vi. Plans recommended for denial
  - 6433 Hedding – definitely a flat roof. Photos that show elevations and flat roof provided
    - a. Elevation is included
    - b. Homeowner attended meeting and stated that while she read the DPRs and knew flat roofs are prohibited, she assumed they were okay because she has seen some in the community
      - i. Tracy told her those projects were not approved by KHG
    - c. Melissa – we cannot pick and choose which DPR violations to concentrate on
      - i. Tracy - we have not approved any DPR violations, but we have not had the ability to enforce violations, pending approval of the pending Fine Policy
    - d. DPRs are our defined task as a board
      - i. Every homeowner should be given a copy of the DPRs in escrow when they buy their KHG property
    - e. Motion to accept recommendation of ARC for denial – plans denied 4-0

### b. Outreach Committee – update and report

- i. Updates to website
  - There is now a way to track which properties are under construction and it is on the website as well as a form to report construction
  - Other informational posts put up on the blog
  - Information messages shared with the community through our email list

3. New Business

a. Presentation re: Young Minds Pre-School at the Methodist Church on Emerson/80<sup>th</sup>

i. David J. Zohn presenting – represents Young Minds Pre-School

- 5 classrooms and 6 foot fence
  - a. Chain link fence with attractive landscaping – originally wood fence but neighborhood council objected
    - i. Mature vines or hedges
- Operating hours to be 8-6 but school hours are 9-12
- No more than 15 students outside at any given time
- Young minds operates preschools in Venice and West LA and has a proven track record of working with their neighbors
- Drop off and pickup will be behind the building in the alley off of Denrock (so as to not clash with WISH/Oroville Wright drop-offs/pick-ups in front)
- Cars pulling out onto Emerson during WISH school valet pickup/dropoff
  - a. There will be two parking facilitators at drop off and pickup
  - b. Willing to do a right turn only at times that would interfere with WISH
    - i. Melissa/Crista - recommend 8:15-8:45am and 2:30-3:15pm
- Teachers will be parking in Vons parking lot
- Minimal construction required to facility to bring up to code
- 85 students max

Adjourn Meeting – 9:10 p.m.



---

Melissa Remer, Secretary