

Kentwood Home Guardians Minutes

Monthly Board Meeting • Wednesday, September 25, 2019 @ 7:00 p.m.
Fire Station #5 Community Room, 8900 S. Emerson Avenue

1. Call to Order – meeting called to order 7:03pm
 - a. Melissa Remer, Crista Copp, Tracy Thrower Conyers present
 - b. Manager’s Report and Unfinished Business were cut short last month due to having to exit the room due to timing. Will be covered tonight.

2. Officer Reports
 - a. Secretary’s Report – review and approve minutes for August 21 meeting
 - i. Motion to approve minutes for August 21 meeting – approved 3-0
 - b. Treasurer’s Report – review and approve July P&L
 - i. Office expenses are high because we were hit with printer cartridges and a check printing expense. Audrey will be working with the bank to get a partial refund.
 - ii. Holding treasurer’s report until next month after Deborah meets with the CPA

3. LMU presentation – Mason Stockstill presenting
 - a. Application to amend LMU Master Plan submitted to the City
 - b. Neighborhood Council PLUC heard presentation at its meeting last week
 - c. LMU is asking to move square footage from one category to another (i.e. academic to athletics)
 - d. There are 3 categories of square footage allotments in the Master Plan
 - i. Athletics
 - ii. Academic/administrative
 - iii. Residential
 - e. Seeking to make change due to athletic program
 - i. Facilities are not up to par with other Division 1 programs
 - f. What LMU intends to do
 - i. Master Plan approved in 2011 called for Gersten teardown with a new facility in its place
 1. Perceived present need is to convert Gersten to practice facility plus build a new sports arena
 2. LMU would like to have coachs’ offices in the same place - they are currently spread around campus
 3. There isn’t enough square footage allotted to the athletics category under the 2011 plan to do what they want to do
 4. LMU finds that with the recent acquisition of academic space in Playa Vista, their needs on campus are diminished
 - g. LMU says the amendment is good for the community
 - i. Less demolition and construction due to not tearing down Gersten

- ii. Better athletic facilities for summer camps and local kids, as well as those coming to LMU sporting events
 - iii. More student applications – a better LMU is better for the community
- h. Current Feedback
 - i. Application filed on 8/6/19
 - 1. LMU's take was that filing the application starts the process and there is still time to get feedback from the community
 - ii. New sporting arena
 - 1. Noise, traffic, lights, crowds, parking are public concerns to date
 - 2. No current plan to start building – no footprints, no architect
 - 3. Up to 6000 seats per the amendment
 - a. This is larger than Gersten
 - 4. Parking requirements set by the city in the 2011 Master Plan are met
- i. The city council has to approve this amendment and it will eventually come up for a vote at city council
- j. Community comments/questions
 - i. LMU is asking for a shift in the square footage allocated in the 2011 Master Plan, not additional square footage
 - ii. What is a typical seating capacity in the league?
 - 1. About 8k, per Mason
 - iii. What type of outreach is going to occur to the immediate neighbors?
 - 1. October and November will have community events on LMU's campus
 - 2. Will be a mailing to immediate neighbors
 - iv. Will the new arena be used for purposes other than existing sporting events?
 - 1. Not sure
 - v. Can we guarantee there is no reduction in parking spaces?
 - 1. We will not lose any parking spaces but they will be moved because the new arena is planned for space that is an existing parking lot
 - 2. Likely new spaces will be underground
 - vi. Would both Gersten and the new facility be in use at the same time?
 - 1. Bleachers will be taken out of Gersten so it would not be suitable for events. It would only be used for practice/offices
 - vii. What is a very basic timeline?
 - 1. Early 2020 hearing before City Council
 - 2. Won't do any construction until current residence hall construction is done in Fall 2020
 - 3. Haven't even started fundraising yet
 - 4. Probably 2021 at the earliest for renovation of Gersten and construction of the new stadium

4. Committee Reports

a. Architectural Committee – update & report

i. Update on approved plans, pending reviews and processes

1. 1 approved this month
2. 2 we lost to the 30 day timeline
3. 8363 Stewart
 - a. Neighbor is upset due to a sundeck on top of the 2nd story and has privacy concerns
 - b. Vince – Aaron was going to follow up with a letter last fall but the letter was never sent
 - c. Tracy – asking Stuart to please contact Aaron and get him back in the loop
 - d. Audrey will send note asking for final plans
4. Audrey has responded to solar panel and door replacement inquiries
5. We can't get the plan requests out fast enough because Audrey does not have time and things are falling through the 30-day crack
 - a. We need to address the problem of things falling through the cracks due to timing of the ARC meetings and Board meetings
 - b. 3-10 sets of plans is typical in a month – 75% of those are complex
 - c. Stuart's suggestion is that the ARC be allowed to send denials on their own per the DPRs
 - d. Aaron (absent tonight) should be part of this discussion as the board member/ARC liaison
6. ARC Mission Statement – Tracy says we have to table that
7. Tracy has asked attorney for proposal to give us guidance on modern interpretation of our DPRs
8. Conversation about whether or not we need a checklist for a proposed architect and what the problem is with the flow of dealing with the plans coming in
9. 7500 Stewart – Aaron was previously asked to contact the city to bring an apparent floor plan calculation error to their attention
 - a. Stuart asked to contact Aaron to verify

5. Outreach committee – no report

6. Operation Manager's Report

- a. Several Tracts/Lots missing from Quickbooks database – tabling discussion until next meeting due to time
 - i. We need to figure out a way to do an audit
- b. Reserve Account Update
 - i. Need minutes stating who is going to be on the reserve account

- ii. Motion to put Tracy and Deborah on the account – approved 3-0
 - c. Update on obtaining DPRs from County Recorder
 - i. We now have these, but they are in paper form
 - d. Complaint Log
 - i. Audrey will be bringing complaint log to the board with the course of action so that the board is more aware of the types of complaints being called into the office
 - e. Assessment mailing – proposed letter has owner names this year due to complaints that the mailings previously looked like junk mail
- 7. Unfinished Business
 - a. Outstanding Receivables Collection project update
 - i. Melissa spoke with attorney and we have to decide how we are going to go about collections from here on out
 - ii. The Board has the costs information that the attorney would charge to deal with our collections
- 8. Community Comments
 - a. Lots of LMU students moving in and parking issues around him on 83rd
- 9. Meeting Adjourned at 9:02pm



Melissa Remer, Secretary