

Kentwood Home Guardians Minutes

Monthly Board Meeting • Wednesday, December 18, 2019 @ 7:00 p.m.

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

Call to Order – called to order 7:09pm

Present: Melissa Remer, Crista Copp, Aaron Torrence

Absent: Tracy Thrower Conyers (excused), Deborah Wettstein (excused)

1. Officer Reports

a. President's Report

i. Update regarding attorneys

- Audrey updating for Tracy

- Jasmine Hale has left Adams Stirling

a. Motion to have Tracy request formal proposals from Jasmine Hale's new firm as well as Adams Stirling – approved 3-0

b. Secretary's Report

i. Review and approve minutes for November 20 meeting

- Discussion on where executive session minutes should be noted

- We are going to strike 2(a)(iv)(b) after "Tracy says Aaron is chairman of the architectural committee." "And previous discussions at Board level were about Aaron & Tracy meeting with the attorneys," was stricken as this was not in the Secretary's original minutes and was not discussed at the 11/20/19 board meeting.

- 2(a)(iv)(b)(i) – add "wish list of operating rules"

- Motion to approve the 11/20/19 minutes with the 2 stated amendments – approved 3-0

c. Treasurer's Report

i. Review and approve November, 2019 P&L and Balance Sheet

- No report as our treasurer is not present.

2. Committee Reports

a. Architectural Committee – update & report

i. Plans recommended for approval requiring Board concurrence

a. Motion to approve ARC recommendation for approval of 7722 Hosford – approved 3-0

ii. Update on approved plans, pending review & plan requests

a. No recommendations for non-approval

b. 8000 Dunbarton, 8385/8387 Dunbarton & 8389/8391 Dunbarton plans are under review

c. ARC has new checklist that has not been approved by ARC yet but is structured to strictly address DPRs rather than any city issues

d. Tom will provide update to ARC and board as to new ADU laws

b. Outreach Committee – update and report

i. None.

3. Operation Manager's Report

a. Assessment Update

i. About 50 assessments still remain as well as PayPal payments

b. Complaint Log

i. Anonymous complaint that a note was placed on their car supposedly written by KHG

- Audrey notified them that the note was not from KHG

ii. 83rd and Dunbarton which has the porta potty and RV in front of it.

- Community member states that they are running a business out of it
 - The same house rents out their garage
 - a. Audrey to call 311 and ask how to permit porta potty and ask about laws regarding porta potties
 - b. If they are renting and they don't have a business permit, that is a problem as well
 - c. What happened to the DPRs we supposedly received?
 - i. We mistakenly received Playa Vista's DPRs
 - Per community member, title companies can get the DPRs
 - d. Update re Fire Station Donation
 - i. \$100 Ralph's gift card has been purchased
4. New Business
- a. Proposed Amendments to Election Rules
 - i. Table this as the board has not had a chance to review the email we just received today and we do not have all attachments – we possibly need to call a special meeting to deal with this as it may be a timing issue
 - ii. Discussion re entire board receiving attorney correspondence.
 - iii. Motion that Melissa will contact Adrian Adams to request that the entire board receive all correspondence pursuant to last month's vote. Melissa will include email addresses for the entire board. – approved 3-0
5. Unfinished Business - none
6. Community Comments
- a. Centinela and Howard Hughes sidewalks – what is happening?
 - i. Westchester Streetscape is in charge
 - b. What is happening with the Grinder project?
 - i. Nobody present at the meeting knows what the status of the Grinder project is.
 - c. Request that when the board has special telephonic meetings that speakers please identify themselves
7. Executive Session report from 11/20/19
- a. Discussion about attorney's emails re DPRs
 - b. Motion to approve attorney expenditure not to exceed 10 hours to review existing DPRs and make recommendations as per Jasmine Hale's email dated 11/15/19 – approved 4-0
 - c. Board understands that scope of project may grow, but will revisit in stages
 - d. Motion to approve 10/30/19 executive session minutes – approved 4-0
8. Adjourn Meeting – meeting adjourned 8:20pm



Melissa Remer, Secretary