

Kentwood Home Guardians Minutes

Monthly Board Meeting • Wednesday, November 20, 2019 @ 7:00 p.m.
Fire Station #5 Community Room, 8900 S. Emerson Avenue

Call to Order – 7:07pm

Tracy, Melissa, Crista, Deborah present. Aaron absent (excused).

1. Officer Reports

- a. President's Report – update regarding legislative changes impacting HOAs
 - i. Recent statute changes mean our election rules need to be amended right away
 - Mandated changes are starting to compress our own timeline for a May member meeting
 - ii. DPR project
 - Proposal has been received and will be considered by the Board in Executive Session
- b. Secretary's Report
 - Review and approve minutes for October 30 meeting
 - Motion to accept minutes as presented – approved 4-0
- c. Treasurer's Report
 - Review and approve October 2019 P&L and Balance Sheet
 - a. Missing a column so will hold until next month

2. Committee Reports

- a. Architectural Committee – update & report
 - i. Plans recommended for denial
 - ii. Update on approved plans, pending review & plan requests
 - a. 6441 84th St.
 - i. ARC recommends to adopt
 - ii. Motion that the Board adopt ARC's recommendation – approved 4-0
 - b. 6354 77th St.
 - i. ARC recommends to adopt subject to:
 1. Colors have not yet been selected
 2. ARC will ask for colors and grading to be updated as the owners have that information
 - ii. Motion that the Board adopt ARC's recommendation – approved 4-0 (conditional approval subject to receiving color and grading information)
 - c. 7800 El Manor – approved
 - d. 6427 Wynkoop – approved
 - e. 8308 McConnell
 - i. Grading and survey is missing
 - f. No plans approved by default in past month
 - g. No requests for non-approval or violation notices
 - iii. Request for approval of revised ARC Mission Statement
 - a. Motion to table this item – approved 4-0
 - iv. Continuing request for ARC Committee to meet with KHG attorneys
 - a. ARC requesting again that the 5 ARC members be able to meet with the attorney
 - b. Tracy says Aaron is chairman of the architectural committee
 - i. Tom Koranda (ARC member present at meeting) says ARC will come up with a wish list of operating rules that will go to Aaron and then the Board.
- b. Outreach Committee – update and report
 - i. Tracy is working with ARC to get updated plan review requirements on the website

3. Operation Manager's Report

a. Assessment Update

- i. Processed about \$15k in assessments
- ii. Discussion about putting out a call for help for Audrey

b. Complaint Log

- i. 8228 Stewart – NE corner of 83rd and Stewart – overhanging bushes
 - Audrey will send a letter
- ii. 6655 83rd – corner of 83rd and Dunbarton
 - Porta potty and RV which he moves every 72 hours
 - Tracy suggests calling watershed protection – we will see if there are rules for porta potties

c. Fire station Donation / Gift

- i. Motion to authorize a \$100 gift card for the fire station – approved 4-0

4. New Business

a. Project beginning construction at 8385-87 and 8389-91 Dunbarton (two contiguous duplex lots)

- i. 2 lots were purchased and we do not have plans

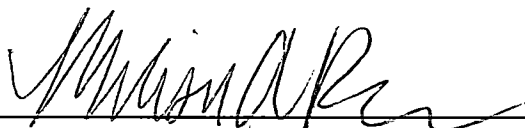
5. Unfinished Business - none

6. Community Comments

a. LMU is hosting the DNC debate December 19th

- i. Campus will be closed
- ii. No students will be on campus
- iii. Everyone will be going through the front gate off Lincoln, not through the neighborhood

7. Adjourn Meeting – meeting adjourned at 8:33pm



Melissa Remer, Secretary