

Kentwood Home Guardians Minutes

Special Board Meeting • Wednesday, April 22, 2020 @ 8:00 p.m.

**** Zoom Meeting Due to COVID-19****

1. Called to order 8:04pm – all board members present
Present: Tracy Thrower Conyers, Melissa Remer, Aaron Torrence, Crista Copp, Deborah Wettstein
2. 2020/21 Budget Review and Approval (including discussion about assessment amount)
 - a. Motion to approve the budget to be presented – approved 5-0
 - i. One community member did not receive copies of the budget and disclosure package
 - b. Discussion on assessment, payroll and accounting line items
 - i. There is wiggle room in this budget to potentially give KHG employee a raise which was discussed last year but never given
 - ii. There is concern about raising assessments considering the current economic turmoil
 1. This will be addressed in additional materials
 2. In order to be able to begin the process of amending the DPRs and continue our process of writing operating rules, we need an appropriate legal budget and we can't balance the budget without raising assessments
 - iii. Motion to accept budget as presented – approved 5-0
3. Annual Disclosure Packet Review and Approval
 - a. Motion to approve disclosure package to be presented – approved 5-0
 - b. Discussion of all changes made to disclosure package this year
 - c. We are 100% funded on our reserve requirement
 - d. Question on approval procedure for ARC
 - i. This is what the committee has asked for
 1. We can always change this and give notice that we made the change
 2. Concern about ARC giving approval prior to the board knowing they were doing so
 - e. Motion to approve disclosure package as presented – approved 5-0
4. Community Comments
 - a. Comment about Tracy using her business email address for association business and member does not believe this is appropriate under Davis-Stirling
 - b. Comment from another community member that Tracy has been asked previously to not use her business email address for association business
5. Meeting adjourned – 8:49pm



Melissa Remer, Secretary