

## Kentwood Home Guardians Minutes

Special Board Meeting - Thursday, April 30, 2020 @ 7:30 p.m.

**\*\* Zoom Meeting due to COVID-19\*\***

1. Call to Order: 7:47pm
  - a. Tracy Thrower Conyers, Aaron Torrence, Crista Copp, Melissa Remer, Deborah Wettstein present
2. Draft Election Rules
  - a. Review submitted comments
    - i. 2.4 – Community comment - Quorum for Annual Meeting requires 5% of members in attendance
      1. Add reference to 6.9
    - ii. 5.4 – Community comment – new elected directors should take their seats at the beginning of the fiscal year (6/1), not at the annual meeting
      1. Should be changed to say 6/1
    - iii. 5.4 – Election by acclimation
      1. We have discussed this with our attorney who has advised us on this issue
      2. Concern by various community members about not accepting nominations from the floor
    - iv. 5.4 - Community comment – term limits should be included
      1. Under new law, grounds for disqualifying candidates are extremely narrow
      2. If we put it in, it may not be enforceable
      3. Both attorneys (Aaron and Jasmine) recommended eliminating term limits
    - v. 5.6 – (proposed) Draw candidate names out of hat for ballot
      1. Discussion on where to include this in the rules.
    - vi. 6.3 & 6.6 – Collectively, these rules require expensive double mailed notice
      1. This is incorrect. These don't always require mailing. Our attorney has advised us we don't need to do general notice by mail.
    - vii. 11.2 – Election results should be announced on website immediately after election
      1. Amend to say as soon as possible, but no later than 15 days
    - viii. General – References to common areas should be stricken
      1. No action taken
    - ix. General – use of CC&Rs
      1. CC&Rs aren't applicable to us so change to DPRs
  - b. Vote to adopt/revise
    - i. Motion to accept election rules pursuant to the 5 minor changes agreed upon – approved 5-0
3. Architectural Committee – Update & Report on Approved & Pending Plan Requests
  - a. 7556 McConnell – flat section of roof
    - i. ARC recommends denial based on flat roof
      1. There are 2 sections of flat roof but entire roof is not flat
    - ii. Motion to adopt the ARC's recommendation to deny – motion died
    - iii. Motion to approve the plans for 7556 McConnell – 4-0
      1. Aaron abstains
4. Community Comments
  - a. Discussed under appropriate areas above
5. Adjourn meeting – 9:02pm



Melissa Remer, Secretary