

Kentwood Home Guardians Minutes

Special Board Meeting • Tuesday, December 10, 2019 @ 10:30 a.m.

Sepulveda Blvd., Suite #118

1. Special meeting called to order at 10:33am
 - a. Deborah Wettstein (telephonic), Tracy Thrower Conyers, Melissa Remer (telephonic), Stuart Blashill (telephonic), Greg Chambers (community member)
2. Committee Report
 - a. Architectural Review Committee
 - i. ARC Recommendation on plans for 8308 McConnell
 1. 2 issues: garage is being moved forward which is not allowed under DPRs in the property's tract and 2nd story violates DPRs
 2. Owner represents that the only grading will be for support features – no other work planned
 3. Paint colors provided via email
 4. Front garages and 2nd stories have been approved in the past
 5. Melissa is concerned that we don't have the filed versions of the DPRs
 - a. Tracy believes there are no substantive differences between what is in the office and what is on file for this property
 6. Deborah raised concern that these DPRs may have been put in place for a reason
 - a. Tracy pointed out that some differences likely stem from DPRs rolling out with different phases under different developer management/boards
 7. Melissa is concerned that people are building even when we deny plans
 8. We are feeling increasing pressure to get some uniformity with the DPRs which will only come with a formal restatement (very expensive and time consuming)
 9. ARC comment - Article 8 seems to imply that KHG can approve plans even if they violate the DPRs
 10. Tracy – DPRs were actually never amended to take out the derogatory language so the only difference between the DPRs on our website and the filed DPRs are that language
 - a. Melissa and Deborah – Then we need to have a much larger conversation about amending the DPRs because that is not acceptable
 11. Tracy – Motion to table this discussion until we can consult the attorney on these two particular DPR violations – no second
 12. No formal action taken on plans for 8308 McConnell
3. Motion to adjourn meeting 11:22am – approved unanimously 3-0



Melissa Remer, Secretary