

KENTWOOD HOME GUARDIANS

Monthly Open Board Meeting
Wednesday, May 18, 2022 at 7:00 pm
VIA ZOOM

CALL TO ORDER

The meeting was called to order at 7:01 PM

ROLL CALL

Directors:

	Present	Absent
Alyssa Bost, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carolyn Epstein, Secretary	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deborah Wettstein, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Matt Carvette	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Association Manager:

	Present	Absent
Kenny Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Special Guests:

None

HOMEOWNER AGENDA COMMENTS

- Member objected to adequacy of notice for tonight's meeting
- Member encouraged civility during upcoming election
- Member offered opinion on election rule changes and her opinion on why HOAs exist and how they should be run

SECRETARY'S REPORT

Draft minutes on agenda:

- 11 08 21 (exec session)
- 11 17 21 (regular session)
- 12 15 21 (regular session)
- 01 19 22 (regular session)
- 01 26 22 (exec session)
- 01 31 22 (special session)
- 02 16 22 (regular session)

- 03 01 22 (exec session)
- 03 16 22 (regular session)
- 03 16 22 (exec session)

Motion by Director Bost to have the Office Manager restate the offered minutes for the public meetings to reconcile various Director comments, with the minutes for the executive sessions to be dealt with in a subsequent executive session. Seconded by Director Wettstein. Motion carried 3-0.

OUT OF ORDER ITEM - ELECTION COMMITTEE REPORT

The committee is recommending new changes to the association's election rules in addition to the changes brought to the Board in January 2022. These new changes have not been vetted by counsel. Director Bost moved to forward new language re lifetime term limits for directors to counsel for review. Seconded by Director Wettstein. Motion carried 3-0.

Director Bost further moved to strike parenthetical language in ¶3.2.b of the Election Rules or, if counsel advises against removal, adding language to clarify. Seconded by Director Wettstein. Motion carried 3-0.

Items to be held until June 1 when new fiscal year and legal budget starts.

TREASURER'S REPORT

Financials through 03 31 22 were presented by Director/Treasurer Wettstein. She moved that the Board approve the financials as presented. Seconded by Director Bost. Motion carried 3-0.

Director Wettstein reported the Board adopted a Budget & Policy Statement in executive session.

Director Wettstein reported on Accounts Receivable, stating that the current year's assessment information has been uploaded to eUnify, and that previous years will be uploaded as one bulk number to each account.

Director Wettstein reported on the Reserve Study Results/Account Surplus. She commissioned a reserve study and that consultant found we should book reserves of \$11,396 for our common areas. She reported that after accounting for this reserve number, we have excess operating funds of \$98,275.

Director Wettstein recapped legal expenses for the fiscal year ending 05 31 22. Budget was \$10,000. Actual expenditures were \$12,743.

COMMITTEE REPORTS

Architectural Review Committee

- Report presented by Tom Koranda
- Tom reports the Committee has 500 properties on its Watch List
- Stalled construction on Stewart - no new permit, but site has been cleaned up; Committee is trying to schedule an on-site inspection
- Next meeting scheduled for 06 13 22

DPR Restatement Project Operating Rules Committee

- Report presented by Tom Koranda
- The Committee reported that the DPRs on the association's website are different than the set recorded in 2000
- The Committee reported that the set recorded in 2000 included changes not approved by the membership

Operations Committee

- Report presented by Tom Koranda
- The Committee offered a list of ways to spend the association's reported operating surplus

OPERATION MANAGER'S REPORT

- New Office Manager Kenny Williams introduced himself
- Office hours are 9-1 every week day

OLD BUSINESS/UPDATES

- Candidate qualifications discussed under Elections Committee Report
- Director Bost reported there is an extra email account tied to the association's web domain available for use
- Kenny has been made administrator of the association's Facebook business account

NEW BUSINESS

- The Board thanks Linda Kokelaar for acting as Elections Inspector of the upcoming election
- A fidelity bond insurance application is in process

COMMUNITY COMMENT

- Member commented that existing operations reserves are not “excess” and emphasized we do have enforceable DPRs in place
- Member reiterated objections to adequacy of notice for tonight’s meeting and stated members are complaining they didn’t receive ballots
- Member made comments about electioneering practices seen in the community she doesn’t agree with
- Member urged Board to keep DPR restatement project as a priority

ADJOURNMENT

The meeting was adjourned at 8:41 PM.

THESE MINUTES WERE ADOPTED BY THE KENTWOOD HOME GUARDIANS BOARD OF DIRECTORS ON [date].

Carolyn Epstein, Secretary