

Kentwood Home Guardians Meeting Minutes

Wednesday, December 15, 2021
7:00PM

I. Call to order

The meeting was called to order on zoom.

II. Directors Present

Alyssa Bost	President
Tracy Thrower Conyers	Vice President
Deborah Wettstein	Treasurer
Carolyn Epstein	Secretary
Matt Carvette	Member

III. Community Comments

The Board of Directors addressed the homeowners' questions and concerns.

IV. Approval of Minutes

Postponed.

V. Open Issues

a) Architectural Committee Report

1. Director Bost made a motion to accept proposal for a basement at 7825 Beland. Director Carvette seconded. The motion passed 4-1, with Director Conyers abstaining.
2. Director Bost made a motion to accept proposal at 7301 Ogelsby with a flat roof or consult the attorney. Discussion about the fact that ARC does not enforce DPR violations. Director Bost made a motion to investigate DPR requirement for shall/must flat roofs & selective enforcement. Motion passed 3-2 with Directors Conyers and Carvette opposing.
3. All other property submissions tabled to review prior decisions.

b) Operations Committee Report

Kudos and complaints presented.

c) Treasurer's Report: Not reconciled, postponed.

- d) Elections Committee: Director Bost presented her drafted amendments to the election rules.

VI. New business

- A. Director Conyers made a motion that all Board members and Officers must approve an expense over \$500.00. Director Epstein seconded. Motion failed, 2-3. Director Bost made a motion for approval for Director expenses over the threshold of \$500 for reasonable, nonemergency issues. Director Carvette seconded. After discussion, the motion was renewed and voted 1-4. Director Conyers voted in favor.
- B. All other matters tabled to next meeting.

VII. Unfinished business

E-unify contract paused because of Audrey's pending resignation.

VIII. Community Comments

The Board addressed the homeowners' questions and concerns.

IX. Adjournment

The meeting was adjourned at 9:15pm.

Minutes submitted by: Carolyn Epstein, Secretary