

KENTWOOD HOME GUARDIANS

Monthly Open Board Meeting
Wednesday, September 20 @ 7:01 pm
Via Zoom

CALL TO ORDER

The meeting was called to order at 7:01 PM

ROLL CALL

Directors:

	Present	Absent
Carolyn Epstein (CE)	[X]	[]
Tracy Thrower Conyers (TTC)	[X]	[]
Yana Komsitsky (YK)	[X]	[]
Gregg McNelly (GM)	[X]	[]
Julie Zaller (JZ)	[X departure at 7:47 pm]	[]

Operations Manager:

	Present	Absent
Tracy Thrower Conyers (TTC)	[X]	[]

Special Guests:

Eileen Hiss

APPROVAL OF MINUTES

- Minutes for Special Meeting, August 7, 2023 approved 5-0-0.

TREASURER'S REPORT

TTC reported the balance in our Reserve Account is \$19,977. Per the Reserve Study dated April 19, 2022, this amount puts the association ahead of required reserves. No further action was proposed for the Reserve Account at this time.

OPERATION MANAGER'S REPORT

TTC reported we have delinquency report from the vendor. Approved a post card mailing to go out to anyone who has a balance on their account to let them know they are unpaid and that they should bring their accounts current. Language was approved at a previous Board meeting. Will send it out.

- TTC moved to adopt draft Fines Policy for a second time.
 - If draft were to be approved, community has at least 28 days to submit comments and approval would occur at subsequent meeting. TTC recommended quick attorney review prior to sending to community because multiple years have passed since the policy was drafted.
- CE seconded motion. After discussion on the draft, motion did not pass, 2-3.
- Because the motion to approve the Rules Enforcement Policy failed, the companion motion to approve the community letter to accompany the policy was not heard.

TTC moved to allocate an amount not to exceed \$300 for marketing of WAM table/availability of the Board at WAM September 2023. Table itself was arranged for free, given we are a non profit.

NEW BUSINESS

- CPU update from TCC. GM requested information flyers at WAM.

GUEST SPEAKER – Eileen Hiss

Eileen presented on the Westchester Fire Station No. 5 and its history. This station has been vacant since 2006. Olmstead construction is still in business. Eileen proposes KHG applies to So that the fire station may be repurposed with a community service provision.

COMMUNITY COMMENT

- Community comment was heard.

ADJOURNMENT

The meeting was adjourned at 8:57 PM.

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

Yana Komsitsky, Secretary