

KENTWOOD HOME GUARDIANS

Monthly Open Board Meeting
Wednesday, August 7 @ 7:00 pm
Via Zoom

CALL TO ORDER

The meeting was called to order at 7:05 PM

ROLL CALL

Directors:

	Present	Absent
Carolyn Epstein	[X]	[]
Tracy Thrower Conyers	[X]	[]
Yana Komsitsky	[X]	[]
Gregg McNelly	[X]	[]
Julie Zaller	[X]	[]

Operations Manager:

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

Special Guests:

None

APPROVAL OF MINUTES

- Minutes for January 2023, April 25, 27, 2023 and May 17, 2023 approved 3-0-2.
- Minutes of June 30, 2023 and July 19, 2023 approved 5-0, subject to noted corrections (time of 8:50 for adjournment and Julie not being present).

TREASURER'S REPORT

Tracy 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

Tracy reported we have a delinquency report from the vendor. A postcard 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.

Gregg requested Assessment Due Date to be on the website. Tracy asked him to raise again for the next Assessment.

NEW BUSINESS

- Tracy moved to adopt draft Fines Policy
 - If draft is approved, community has at least 28 days to submit comments and approval would occur at subsequent meeting. Tracy recommended a quick attorney review prior to sending to the community because multiple years have passed since the policy was drafted.
- Carolyn 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.

COMMUNITY COMMENT

- Community comment was heard.

ADJOURNMENT

The meeting was adjourned at 8:07 PM.

THESE MINUTES WERE ADOPTED BY THE KENTWOOD HOME GUARDIANS BOARD OF DIRECTORS ON SEPTEMBER 20, 2023.

DocuSigned by:

Yana Komsitsky

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Yana Komsitsky, Secretary