

# KENTWOOD HOME GUARDIANS

Monthly Open Board Meeting

Wednesday, April 17, 2024 @ 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	[ X ]	[ ]
Tracy Thrower Conyers	[ X ]	[ ]
Yana Komsitsky	[ X ]	[ ]
Gregg McNelly	[ X ]	[ ]
Julie Zaller	[ X ]	[ ]

## PRESIDENT'S REPORT

Carolyn read the Call for Nominations.

## SECRETARY'S REPORT

Yana made a Motion to Approve the November 15, 2023 meeting minutes previously circulated. Gregg seconded. Discussion ensued as to which version was final since several rounds of edits were made. **Motion failed 2-2-1.**

All other motions for minutes approval were tabled.

## TREASURER REPORT

January and February reports were circulated to the Board and placed in the Board folder. Both reports reflect normal operations. February report reflects a \$4,834 charge for a combined mailing. All expenses are within budget.

Tracy made a Motion to Approve January and February 2024 Financial Reports: **Motion passed 4-0-1**, Yana abstained.

## ARCHITECTURAL COMMITTEE REPORT

Tracy reported that we continue to see a very small number of applications despite an uptick in fixer sales. The Committee received one major renovation application that appears compliant and is in review. A letter campaign is planned for construction projects without submitted plans.

## OPERATIONS COMMITTEE REPORT

**Assessments Update:** Tracy reported that assessments are still coming in, as well as lots of inquiries about portal access. Based on deposits, about 65% of members have paid. May 1, 2024 is the delinquency date. Final assessment numbers will be available when the May financial reports are released.

**Election Update:** We met the April deadline to mail final notice. Two seats are up for election. If not more than 2 candidates, election by acclamation is possible to avoid election expense. The deadline for nominations is April 25th. Carolyn recommended licensed notary Esther Golriz as the Inspector of Elections. **Motion to Appoint Ester Golriz as Inspector of Elections 2024** made by Carolyn, Gregg seconded. Tracy explained that we did research HOA election companies but they price per unit, for us about 3400 units. Because we don't generally see more than 500 ballots returned, it is much more cost effective to use a notary, as allowed by law. **Motion passed 5-0-0.**

## NEW BUSINESS

**Motion To Raise Assessments:** Tracy circulated two proposed budgets, one without an increase and one with a 20% increase in assessments. The increase would allow the HOA to cover operating expenses and fund additional programs such as a Safety and Security program and legal fees for updating governing rules.

**Motion to Approve Budget:** Tracy moved to approve the budget presented with the increased assessment. Yana seconded. Gregg noted that we raised assessments last year and thinks security is outside our charter. Tracy noted that we're earmarking money for a program, not voting how to spend it right now. Yana provided a couple of ideas but they are preliminary. **Motion passed 4-1-0**, Gregg voted no.

**Motion To Approve Annual Policy Statement:** Tracy previously circulated the draft & moved to adopt the Policy and Disclosure Package as presented. Carolyn seconded. Gregg complimented it. **Motion passed 5-0-1**, Yana abstaining.

**Motion To Approve New Security Committee:** Yana moved to establish a new Security Committee, Carolyn seconded. Tracy asked for an amendment to state a

Board member will chair the Committee. Yana committed to doing so. **Motion passed 5-0-0**, conditioned on a Board member to Chair the committee. Members interested in joining the Committee were invited to email the office.

## **COMMUNITY COMMENT**

- Community comment was heard.

## **ADJOURNMENT**

The meeting was adjourned at 7:50pm.

**THESE MINUTES WERE ADOPTED BY THE KENTWOOD HOME GUARDIANS BOARD OF DIRECTORS ON MAY 15, 2024.**



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Yana Komsitsky, Secretary

