

KENTWOOD HOME GUARDIANS

Monthly Open Board Meeting
Wednesday, September 18, 2024 @ 7 pm
Zoom

ALL TO ORDER

The meeting was called to order at 7:09 PM

1. ROLL CALL

Directors:

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

Special Guests:

None

2. OFFICER REPORTS

- President's Report
 - Carolyn reported that a recording of last month's meeting is available for anybody who had trouble accessing the meeting; email the office for a link
 - Carolyn also reported she and Tracy attended a community meeting with our councilperson's deputy regarding parking district possibilities
- Secretary's Report
 - Carolyn moved to approve minutes for May 15, 2024, July 17, 2024 and August 21, 2024 as a block; motion seconded by Tracy; motion failed by vote of 2-1-1 with Yana voting no and Gregg abstaining.
- Treasurer's Report
 - The financial report for July was circulated and Gregg had a question for the bookkeeper. Tracy is sending the report back for a response and will report back next month.
 - Tracy reported that the bookkeeper provided the requested info to our CPA; Gregg raised concerns about the amount of time the CPA is taking to prepare the returns; Tracy described Frank's long standing relationship with the association

3. COMMITTEE REPORTS

Architectural Review Committee

- Tracy reported that no new plans have been submitted and this is a problem, but that 19 unauthorized construction letters went out and those plans are starting to trickle in. Yana raised concerns that the committee is not operational or making decisions about letters but rather Tracy is sending them out unilaterally and some of the letters are not following the architectural approval rules. Yana asked Tracy to stop acting unilaterally as this creates potential liability.

Operations Committee

- Tracy provided updates:
 - Election
 - On schedule to mail ballots on Sept 26, 2024
 - Members are advised to read the enclosed instructions carefully because they are different than in years past
 - Assessments
 - On schedule to mail Oct 01, 2024
 - WAM
 - KHG will have a table again this year
 - Gregg, Julie, Carolyn and Tracy have confirmed they will staff the table
 - Annual Meeting
 - Meeting is being planned as a short presentation-style meeting with a resource expo to follow
 - The planned program was described
 - Expo invitations were described and the board/community were invited to submit additional ideas
 - Yard signs are being updated for distribution
 - Gregg expressed a strong feeling that the Board should approve the expense for every mailing to ensure that we're minimizing expensive mailings
 - Tracy explained that the expenses were previously approved in the budget and there was no way to combine the election and assessment mailings with two different vendors; nothing required a vote and the Operations Committee is very committed to combining mailings whenever possible

DPR Update Committee

- Report presented by Carolyn
- She is currently gathering information in preparation for wider committee work; she is working with a service to obtain the recorded documents from the County Clerk
- Yana asked what is actually happening as it was not clear what stage this is in. Tracy said it is a "step by step process." Greg also has questions about the process as it is not clear what is happening.

Safety & Security Committee

- Report presented by Yana
- The committee has been working on a Kentwood sign donated by a community member design professional to be posted at the entry points on major entry streets - Yana believes the signs will discourage property crimes. Carolyn commented that the signs have the word "home" twice in "Kentwood Home Guardians" and "Homes Association."
- Flock cameras are not viable "for city reasons", other cameras are in the works and likely to be implemented in the community by residents.

4. UNFINISHED BUSINESS

- MOTION to approve Annual Meeting expenditures not to exceed \$500 by Tracy. Carolyn seconded. Motion carried by vote of 3-0-1 with Yana abstaining.

5. NEW BUSINESS

- MOTION to approve letter to the Planning Commission regarding the Housing Element by Tracy. Tracy reminded the Board that it supported a letter several prior regarding the Community Plan

Update, and explained that the Housing Element is separate and another risk that developers will be allowed to bring high-rises to our low-rise neighborhood. Tracy reported a letter was previously circulated to the Board stating that KHG opposes the Planning Commission adding R-1 to the builder incentives program known as "CHIP" and asked the Board to approve the letter as presented. Yana raised concerns about issues in the letter which were not helpful to the cause of the letter (including that it purported to speak on behalf of Vons and the churches in the community and suggested edits to improve the letter for more impact. Tracy said the letter was boilerplate in a file so no edits necessary. Carolyn seconded. Motion carried by vote of 3-0-1 with Yana abstaining.

- MOTION to approve letter to LAPD regarding undercover police resources. Carolyn called on Yana to lead the discussion. Tracy commented that Yana did ask the Board to approve a letter. Yana explained this was not her motion as she didn't put the motion on the agenda and wasn't consulted about putting it on the agenda. Yana raised concerns about raising the topic of undercover resources in a public forum which is why she didn't want it on the agenda. Yana asked for better collaboration on agenda items to avoid mishaps. Greg noted the letter was a good idea and the ask in the letter was something necessary for the community, expressed he understood why Yana would not want to talk to the detail of the letter publicly but had planned to approve sending the letter out. Carolyn said it was not up for discussion under the rules and Tracy said the motion has been withdrawn.

6. COMMUNITY COMMENT

- Community comment was heard

ADJOURNMENT

The meeting was adjourned at 8:20 PM.

THESE MINUTES WERE ADOPTED BY THE KENTWOOD HOME GUARDIANS BOARD OF DIRECTORS ON DECEMBER 18, 2024.

Yana Komsitsky

Yana Komsitsky, Secretary