

KENTWOOD HOME GUARDIANS

KHG Board Regular Meet
Wednesday, December 18, 2024 @ 7 PM
Held on Zoom

CALL TO ORDER

NOTE: Zoom meeting delayed due to technical difficulties caused by previous KHG ZOOM Meet auto-scheduling. The meeting was called to order by President Yana Komsitsky at 7:18 PM. KHG Board Directors present all agreed to a Zoom recording and transcript to be made as well.

1. ROLL CALL

Directors:

	Present	Absent
Yana Komsitsky, President	[X]	[]
TomKoranda , Treasurer	[X]	[]
Gregg McNelly Secretary	[X]	[]
Open	[]	[]
Open	[]	[]

Special Guests:

None

2. OFFICER REPORTS

President's Report Yana Komsitsky, President

- President Yana Komsitsky offered apologies for late start; due to problems with ZOOM. Yana also expressed frustration over their time-consuming efforts to regain control of Zoom as well as, all other KHG Digital Accounts/Assets. Previous Operations Committee/DA- Old Manager/Treasurer provided no assistance or help to recover access or provide needed passwords to applications or HOA files. Considerable time and effort has incurred in the recovery process. Investigation is ongoing.
- New KHG Board has discovered that the KHG Fed 22-23-24 Tax returns were filed late by accountant. Accountant has told us penalties are likely.
- Emphasized the need to improve processes, particularly in relation to Escrow/Transfer fee and Assessment collections. The HOAs processes and functionality needs streamlining to better serve KHG Member's interests.
- KHG Membership List needs updating and will be a priority to ensure all KHG Member information is correct.
- Yana explained that Tracy and Carolyn had resigned from KHG Board

Secretary's Report G McNelly, Secretary

- KHG Board Regular Meeting Minutes: 8/21/24 + 9/18/24 discussion/vote. (Minutes Approved 2-0-1) with Abstention by Tom Koranda who was not on KHG Board at the time.
- KHG Board Special Meeting: 11/15/24 discussion about election of officers and election. (APPROVED 3-0)

Treasurer's Report Tom Koranda, Treasurer

- IRS Tax Returns for FY22 + FY23 + FY24 have been filed.
- KHG Member Financials from JUN22 to NOV24 are now posted and available on KHG/HOA Success portal.
- KHG must do Financial Review/Audits FY22 , FY23 and FY24 to catch up on CPA compilations not done.
- KHG Assessment Collections in progress. Approximately 50% of KHG Members have paid to date. Will update and report each month. Important to track as we are still catching up, after new KHG Board seating.
- KHG Transfer Fees/Escrow fees HOA Success will provide details of KHG-HOA Success split for KHG.

3. COMMITTEE REPORTS

Architectural Committee – Report presented by Tom Koranda

- ARC is now fully staffed now with 5 volunteers to do the ARC review(s). Volunteers are 1. Yana Komsitsky 2. Tom Koranda 3. Linda Kokeaar 4. Stuart Blasill 5. Ayman Sayman
- New Organizational ARC committee first meeting was held on Monday Dec 16th 2024.
- ARC Walk-Around will now continue in Kentwood to identify potential properties for ARC Reviews. Seven ARC Query Letters were sent out to active construction projects.
- ARC Module is set up now in the KHG portal to accept ARC applications and plans

Safety & Security Committee - Report presented by Yana Komsitssky

- LPR (License Plate Reader) program not progressing due to community concerns.
- Crime is still at moderate level with focus on burglaries involving the holiday deliveries.
- Looking for additional KHG Volunteers to join the Safety & Security Committee
- Putting together ideas for KHG Community involvement to publish in next newsletter.
- Kentwood Sign Project on track; Acquiring permits and manufacturing info as well as sign installation info details.

Finance Committee- Update & Report

-Formed a new committee with all board member to replace operations committee. Primary mission of Finance Committee is to begin FY25-26 KHG Budget Review and Prep. Finance Committee to deal with Taxes and HOA Success Financials reviews.

-Discussed objective to solicit KHG members for input on draft versions of budget before KHG Board approval.

-HOA Success request to evaluating Condo Certs to possibly handle KHG Escrow services in the future.

Election Committee - Update & Report See new business section

-Looking at potential timeline(s) and dates for FY25 KHG Board Director election. Discussed need to research available venue for FY25 KHG Annual Member Meeting.

-Discussed new HOA CA election rules coming into effect; including electronic voting.

Executive Committee - Report

-Call is out for interested KHG HOA members to join board. KHG Board needs to fill 2 vacant KHG Board seats.

4. UNFINISHED BUSINESS

- **MOTION to approve Safety & Security Sign design**
 - KHG Board discussion + vote held (APPROVED 3-0)
- **MOTION to choose virtual or in person meetings**
 - KHG Board discussion about holding virtual Zoom Meetings and survey KHG Membership about in-person meetings. Discussed problem with finding locations and cost. KHG Member Annual Meet will still be held as an in-person meeting.
 - Vote held to approve virtual meetings on Zoom (APPROVED 3-0)
- **MOTION to set 2025 Election dates and KHG Annual Meeting**
 - Discussed problem with finding locations and cost. Venue for KHG Member Annual Meet needs to be found before establishing any possible election date(s).
 - Vote not held TABLED for later meeting
- **MOTION to approve 2025 operational mailings**
 - Votes not held (TABLED)

5. New Business

- **Motion to approve 2025 KHG New Election Committee and Chair**
 - KHG Board Discussed the need to have a lead person to find a venue. Board discussed the need to Approve a new elections committee and get someone to do the leg work. Yana will chair.
 - Discussed Linda Kokelaar to join committee and call around for venue to hold Annual meeting for membership.
 - Vote held to approve Linda Kokelaar as lead and to form new committee (APPROVED 3-0)

6. COMMUNITY COMMENT

Community comment were heard. Agenda & Non-Agenda Items; 15 minutes total; 2 minute limit per speaker

ADJOURNMENT

The meeting was adjourned by President Yana Komsitsky at 8:42 PM.

**THESE MINUTES WERE ADOPTED BY THE KENTWOOD HOME GUARDIANS
BOARD OF DIRECTORS ON 04-16-2025.**

Gregg McNelly 4-20-25 _____

Gregg McNelly, Secretary