

KENTWOOD HOME GUARDIANS

Monthly Open Board Meeting
Wednesday 25th, Feb, 2025 @ 7pm
Zoom

CALL TO ORDER

The meeting was called to order at 7 PM Yana opened the first board meeting of 2025, apologizing for not holding a meeting in January due to recent fires affecting neighboring communities.

1. ROLL CALL

Directors:

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

Special Guests:

None

2. OFFICER REPORTS

- **President's Report** / Yana Komsitsky, President
Yana emphasizes her priorities for improving security and maximizing the value of being in an HOA. She expresses a desire to enhance the community's sense of belonging and improve their circumstances, landscape, and security.
- **Secretary's Report** / G McNelly Secretary
-Approval of Minutes from Nov 2024 Meetings- Discussion Secretary's report, which included the recovery of the Google Board drive and the transcription of the October meeting. The November meeting minutes were approved,
- The Nov 2024 minutes were approved with a vote of 3-0
- **Treasurer's Report** / TomKoranda, Treasurer
-Approval of Financials- Financial Reports for Nov and Dec 2024 as well as Jan 2025 were presented. The financials for November, December, and January were approved for posting on the portal, with the caveat that there may be further review and amendments.
-The Feb financials report has a problem, noted by Gregg. \$1,800 collected as income in the bank statement was not reported in the February financials as income.
- The Nov 2024, Dec 2024 and Jan 2025 financials were approved to be put on portal with a vote of 2-0-1 with Yana abstaining
- Tom discussed the financial surprises the new board has encountered. Issues included taxes and penalties from the IRS. Penalties for late tax filings of the 2022 and 2023 tax returns totaled \$9,694.94. A past IRS tax due bill from 2018 tax filing amounting to \$2,551.62 was discovered when calling the IRS. Board members discussed the nonprofit status of the KHG

HOA may be at risk. The board was unaware of these issues when they took office on November 15th 2024. Many questions on why there has not been a tax filing with the IRS for the last 3 years. Tom agreed to draft a letter to the IRS seeking abatement for these tax penalties. The Board agreed to seek an abatement from the IRS.

-Tom also mentioned a past EDD penalty of \$1,890 from Calif. The matter is under investigation.

-The total of these unexpected financial issues was \$14,362.14. The board agreed to ask the IRS to waive penalties if possible. Tom has 90 days to try with the Accountant Frank.

-Tom promised a more detailed report to be coming soon.

-Tom reported on ongoing financial investigations and issues facing the HOA. He discussed excess income of \$77,000 the HOA has accumulated over time in a savings account. This sum needs to be addressed according to Calif regulations. The board discusses the need to consider applying surplus funds to next year's budget or redistributing to members, as well as the possibility of using the excess income to cover unplanned expenses. Gregg suggests that there may be no need to raise KHG assessments given the excess cash. Board agreed to evaluate options for utilizing excess income funds for community benefit projects.

3. COMMITTEE REPORTS

- **Architectural Review Committee** / Report presented by Tom Koranda

Tom discussed the progress of the Architectural Committee, which reviewed five projects and sent out 20 query letters to properties around Kentwood. The next step is to send out USPS letters to owners who have building projects.

- **Safety & Security Committee** / Report presented by Yana Komsitsky

Yana reported on the Safety and Security Committee, mentioning the selection of a vendor for street signs and the potential for a dedicated patrol car for the area. Yana to continue discussions with Triple S Security about dedicated patrol car options for Kentwood at no cost to HOA.

4. UNFINISHED BUSINESS

- Financial Reporting Concerns-Members requested transparency regarding financial penalties incurred due to delays in tax filings.
- The board discussed relaunching a committee to investigate DPRs (Declaration of Property Rights) and obtain official records from the county. Tom to investigate the DPRs provided by the vendor and check for wet stamps from LA County. Tom proposed the reinstatement of the DPR- OR committee, which had been disbanded by the new board. The committee's work involved updating and digitizing the community's rules of conduct (DPRs) to make them more up-to-date and enforceable. Yana suggested that the committee should focus on obtaining the most accurate and updated DPRs from the county, rather than comparing them to the current ones on KHG website.
- Election updates- Further investigation into KHG annual member meeting location is still needed.

5. NEW BUSINESS

- Members should contact Melissa Raymond for updates or questions at info@kentwoodhomeguardians.com or email Yana directly.
- Yana to continue work on improving KHG mailings. Yana discussed the need for improved mailing and email lists, with Tom suggesting that distribution lists, for more effective communication with members.
- Discussion on forming a technical committee to address password management and digital asset transfer between administrations.
- Board to review HOA Success contract and discuss any concerns in the March meeting.
- Board members to encourage community engagement and seek volunteers for various committees.
- Reach out to HOA CPA candidates for potential replacement of the current CPA Accountant.

6. COMMUNITY COMMENT

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

ADJOURNMENT

The meeting was adjourned by Yana Komsitsky at 8:47 PM.

THESE MINUTES WERE ADOPTED BY THE KENTWOOD HOME GUARDIANS BOARD OF DIRECTORS ON 6/18/25.

Gregg Mc Nelly July 26 2025
Gregg McNelly Secretary