

Kentwood Home Guardians Minutes

Monthly Board Meeting • Tuesday, August 9, 2016 @ 7:00 p.m.
Fire Station #5 • 8900 S. Emerson Ave.

PRESENT: Greg Melton, President; Tracy Thrower Conyers, 1st VP; Ilan David, 2nd VP, George Poppe, Treasurer; Audrey Melton, Interim Operations Manager.

ABSENT: Marion Koh, Secretary

CALL TO ORDER: Greg called the meeting to order at 7:10 pm.

SECRETARY'S REPORT: Motion made to approve June 14 and July 16 minutes. Approved and seconded.

TREASURER'S REPORT: Monthly bank account information needs to be audited in greater detail. George will speak with our CPA, Frank Miller, to make corrections prior to next Board meeting.

ARCHITECTURAL COMMITTEE:

1. Vince reported that were 5 projects reviewed: 3 Approved, 1 Not Approved and 1 needs more information.
2. HVAC on 8056 Kentwood Ave – City did approve the placement of the units on the roof. However, developer notified KHG office that the city is requiring removal of the fencing around the HVAC units saying that the HVA units are part of the house and don't get taken into account in the max height of the building. Any fencing or enclosure around them does, however, get included in the height requirements and this has pushed the house above the max height allowance. Developer believes their hands are tied for now. Fencing has been removed and they are exploring other options with the city.

OPERATION MANAGER'S REPORT:

1. Generic letter requested for nuisance / violation issues (non-architectural)

NEW BUSINESS:

1. Cease & Desist letter/follow up guidelines to be written by attorney. Board authorized expenditure up to 5 hours. Motion to approve; seconded; unanimous vote to approve. Board voted on paying the \$950 retainer fee to Adams Stirling which includes a free 2-hour in person board training/orientation (\$700.00 value). Vote was 3-1 (Ilan abstained). Tracy will coordinate dates for Board training.
2. Minutes Book needs to be updated / maintained.

OLD BUSINESS:

1. Meeting with Association attorney regarding Architectural Committee's role on July 29 – attended by Greg, Tracy, Ilan, Craig and Vince. Attorney suggested updating DPR's. Restating DPR's is pricey and time consuming. Board is not taking action at this time to restate DPR's. Board will review and update Architectural Committee plan review procedures, as per guidance provided by Attorney.
2. City guidelines for tree removal to be put up on website.
3. Tracy and the Outreach Committee to work on a "Welcome Package" for new Kentwood residents as well as "thank you" letter to SLO Ruben Garcia for recent efforts in connection with restricted parking signage on Manchester to deter RV parking. The Board agreed.
4. Tracy reported that community requests for input into upcoming community event received no feedback. Date still to be determined. Need to check to see when Presidential debates are happening in October. Currently looking at October 18 for event plus have the regular Board meeting prior. Tracy suggested Neighborhood Watch topic. Board agreed.

OPEN FORUM - COMMUNITY COMMENTS:

1. KHG stakeholder asked what the issue is with flat roofs and what it would take to get flat roofs approved. Board member pointed out that Board has a responsibility to uphold the DPR's which currently prohibit flat roof homes. Further pointed out that 67% of community stakeholders would have to vote and approve DPR changes.
2. Stakeholder asked for update on meeting with Amir (developer) about his flat roof construction. Update provided. Board has determined that in light of recent advice by Attorney, that an "appeal" letter is needed to let stakeholders know how to proceed if their architectural plans are not approved by the Architectural Committee.

ADJOURNMENT: Meeting adjourned at 8:45 PM.