

KENTWOOD HOME GUARDIANS MEETING MINUTES
Monthly Board Meeting – Tuesday, June 12, 2018 @ 7:00pm
Location – Firestation #5 Community Room, 8900 S. Emerson Avenue

Present: Tracy Thrower Conyers, President; Aaron Torrence (arrival at 7:34pm), 1st Vice President; Christopher Blatter, Secretary; Todd Harris, Treasurer; Marion Koh, 2nd Vice President

Names of Attendees: Tommy Roys, Garret Smith, Linda Kokelaar, Roger Furman, Stuart Bleshill, Julie Akita

1. Call to Order – Called to order at 7:08
2. Officer Reports
 - a. Secretary's Report – review and approve minutes for May 8th
 - i. Approved and adopted by the board
 - b. Treasurer's Report – reviewed and approved May P & L
 - i. Transfer fees were \$1200 for the month
 - ii. Costs – Printing for annual disclosures
 - iii. \$103,500 in reserves as of May 2018
 - iv. Accepted treasurer's report as presented
 - v. Approved and adopted by the board
3. Operations Manager's Report
 - a. Nothing to report at this time
4. Committee Reports
 - a. Outreach Committee – Annual Meeting Update
 - i. Confirmation that Mike Bonin will join for Annual Meeting
 1. Save the date email (July 21st) and solicit input from community on topics
 2. Meeting will likely be at the Fire Station
 3. Topics to possibly bring up:
 - a. Community Plan to be updated?
 - b. 27,000 new car trips for new LAX northside development
 - b. Architectural Report (out of order)
 - i. Uptick in plan submissions
 - ii. Majority of the houses submitting plans conform with DPR's
 1. Non-compliant houses submitted are primarily flat roof and/or incomplete submissions
 - iii. Outreach to City – Getting a formalized meeting on a calendar to get HOA approval part of the permitting approval process
 1. Bring Rosemary Lackow and a couple of reps from the board to the meeting
 2. May be an existing framework to use for getting the review inserted

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5. New Business

a. DRAFT Fine Policy

- i. Started with the last board; what interested them was the issue of getting plans from home flippers
 1. George Poppe introduced the fine policy, but the attorney failed to advise that Board didn't have power to enact a fine policy
 2. Bylaw amendment was needed in order to enact fine policy and policy was put back up for discussion once Board approved the Bylaw amendment
- ii. Ideas from the board:
 1. Limit the scope to the submission of plans
 2. Use of fines to fund help with unkempt homes for seniors
- iii. Community comments
 1. Community was invited to submit comments about the proposed policy on our website. Comments were provided to the Board at the meeting.
 2. Amend 1st paragraph to be specific about areas in the DPRs that fines can be levied
 3. Hearing should held in executive session vs. open sessions
 4. Another community member – sees no problem with limiting scope
 5. Another community member as a landlord – notice is too short, needs to have lead time on violations – different time periods for different time of violations
- iv. Board Comments
 1. Aaron believes many community members don't fully understand the limits of the DPRs
 2. Chris brought a list of concerns regarding the proposed policy:
 - a. Issues with non-enforcement for decades / changes to suit tastes (2 story homes??) / lack of amnesty
 - b. Ambiguity within the DPRs (i.e. slope, grade level for walls, etc.) and subjectivity of some violations (nuisance / offensive activity for example)
 - c. Breadth of violations (a large contingency of homes with some violation already) and selectivity of enforcement (only upon complaint by neighbor? How are violations documented and confirmed?)
 - d. Bureaucratic issues with determining which violations to be pursued, issuance of fines, voting, selection of fees, availability of board members to vote
 - e. Lack of appeal process / lead to court actions that the association is not financially prepared to take on / huge costs potentially for compliance
 - f. Power to enforce fines – will KHG resume filing liens?

- g. Discretionary warning letters should be mandatory before fining begins.
- h. Possible solutions to fine policy deficiencies:
 - i. Amnesty for past violators and houses currently in violation
 - ii. Clear definitions of DPR requirements (incorporation of LA city standards?)
 - iii. Formalizing process by which violations are brought to attention (committee surveys, complaints only, etc.)
 - iv. Formalize appeal process
 - v. Authorize funds to be used for enforcement of fines
- 3. Aaron comments / Discussion
 - i. Enforcing fines by liens can be restarted
 - ii. Liens / appeals
 - iii. Executive session vs. Open Session
- 4. Tracy proposed approving the policy for building plans only and expanding later to other DPR violations, if desired
- v. In light of the breadth of community concerns, the Board tabled the vote to consider further revisions to the proposed policy
 - 1. Community member Stuart Blashill agreed to redraft the policy with Tracy and Chris to review and seek attorney approval
- 6. Unfinished Business
 - a. KHG's use of Unanimous Written Consents (UWCs)
 - i. Davis Stirling prefers meeting by email and previous UWC will be re-termed
- 7. Community Comments
 - a. Jiffy Lube / 76 Owner is suing the apartment developer on the Grinder lot redevelopment
 - b. Bonin's office is disorganized according to community member
 - c. Discussion of logistics of voting for annual board election
 - i. Ballots were too big for the envelopes / cutting ballots accidentally
 - d. Hedges are being put in that violate DPRs and city codes
 - e. Meridian on Georgetown –furniture needs to be picked up
 - f. Community member has concerns about building and safety discussion with inspector regarding wall heights – 42 inch in front / 96 inch in back
- 8. Adjourn Meeting
 - a. Adjourned at 8:43pm