

KENTWOOD HOME GUARDIANS MEETING NOTES
Monthly Board Meeting – Tuesday, July 17, 2018 @ 7:00pm
Location – Firestation #5 Community Room, 8900 S. Emerson Avenue

Present: 1st Vice President; Christopher Blatter, Secretary; Todd Harris, Treasurer

Excused Absence: Tracy Thrower Conyers, President, Marion Koh, 2nd Vice President

Unexcused Absence: Aaron Torrence

1. Call to Order – No quorum / Informal meeting
2. Operations Manager’s Report (out of order – 1st item)
 - a. Office Move
 - i. Agreement has not been signed because of the board transition
 - ii. Moving across hallway / will take place sometimes during
 - iii. Community comments – make Edgard Saenz pay for moving costs
 - iv. Office will change address suite / rate on the office rent will be fixed for 3 more years
3. Officer Reports
 - a. Secretary’s Report – review and approve minutes for June 12th, 2018
 - i. No quorum to approve
 - b. Treasurer’s Report – review and approve June P & L
 - i. No quorum to approve
4. Committee Reports
 - a. Outreach Committee – Annual Meeting Update
 - i. Annual meeting – July 21, 2018
 1. Heard from 30 people for RSVP
 2. Mike Bonin has been confirmed and topics to be covered are being discussed
 3. Meeting will take place at the Fire Station
 4. 12:30 start with lunch and registration / Meeting won’t be started until Bonin speaks (assuming he is on time)
 - ii. Election – More ballots received in Audrey’s opinion at this time than ever before
 1. Craig asked for lot and tract no on the envelope
 2. There will be a searchable database of owners for the vote
 - b. Architectural Report
 - i. Aaron not in attendance – No report
5. New Business
6. Unfinished Business
 - a. DRAFT Fine Policy
 - i. Stuart made some amendments to a draft
 1. Reasonable person standard
 2. Continuing fines / unanimous vote

3. Option for the people affected by the fine to have a public meeting
4. Changed name of the policy
5. How the process works for investigation, notification, board meeting to discuss findings
6. Hearing and warning letter go out at the same time
7. Notification procedures
8. ADR
9. Final remedies / liens for unpaid fines
10. Effective dates / notifications / amendments
11. What to do with the money
 - a. Idea to use enforcement fines to help non-conforming homes comply when possible.

7. Community Comments

- a. Concerns about definition of the rules in the DPRs
 - i. Arbitrary enforcement
 - ii. Lack of predictability
 1. Stuart wanted the lawyers to look at it
 - iii. Davis Stirling
 1. Architectural rules must have defined standards
 2. Operating Rules should be required
 - b. Use of fireworks at the El Manor Fireworks 4th of July Party
8. Adjourn Meeting
- a. Adjourned at 7:50pm