

KENTWOOD HOME GUARDIANS MEETING MINUTES
Special Board Meeting – September 28, 2018 @ 11:00 am
8921 S. Sepulveda Blvd., Ste. 118. Westchester, CA 90045
AND BY TELECONFERENCE

Present: Tracy Thrower Conyers, President; Aaron Torrence 1st Vice President (by phone); Christopher Blatter (by phone), Secretary; Brian Rosenstein, Treasurer (by phone)

Absent: None

1. Call to Order at 11:02 am
2. Meeting called to approve form of letter for assessment mailing regarding architectural DPRs and enforcement of the same
 - a. Board discussion of language in the notice
 - b. Motion to withdraw notice from upcoming mailing due to questions about notice language
 - i. Motion fails 2-2 (Tracy and Chris – Yay / Aaron and Brian – Nay)
 - c. Further discussion of language in notice
 - i. Motion to approve with revised language for sentence 3 and 4
 - ii. Motion passed 4-0 in favor
 - iii. Approved Revised Notice is attached to meeting minutes.
3. Adjourn Meeting
 - a. Adjourned at 12:10pm



Christopher M. Blatter – Secretary

As you know, the various Declarations of Protective Restrictions (DPRs) for Kentwood Home Guardian's tracts prohibit flat roofs and require certain design elements in each home. While the Association has never permitted any flat roofs in a home's design, the Board is aware that some residences have unauthorized design elements that subject the owners in question to potential disciplinary and/or legal action. This notice is to inform each owner that, in accordance with the DPRs, the Board has authority to take enforcement action against DPR violations. Owners who are in the midst of construction or remodel of a residence with a flat roof, or other design elements prohibited by the DPRs, are subject to receiving a cease and desist notice to stop construction until the project can be appropriately resubmitted and brought into compliance with the DPRs. Owners who have flat roofs or other unauthorized design elements that are over 5 years old are hereby informed that while the Board is unable to take action on their violations due to the statute of limitations, any flat roofs or other unauthorized design elements under 5 years old may be subject to disciplinary action, including imposition of a fine upon the Board's adoption of a fine schedule. The Board wishes to remind everyone, including owners in the process of selling a residence, that the seller is obligated to inform their prospective purchasers of violations and that their buyers may be subject to disciplinary action for the seller's prior violations. The Board urges all owners to carefully review the DPRs and ensure you are in compliance. Together, the community can work to keep Kentwood in compliance with the governing documents, lower liability and exposure to risk, and ensure the community remains a lovely place to call home. Please contact Manager Audrey Melton (310) 670-5111 if you have questions.

Thank you, Kentwood Home Guardians Board of Directors