



Board Meeting Minutes

10 Jun 2014 @ 7:00 – 9:00 pm

Springfield Government Center

Roll Call

Attendees: Ross Schuchard, Myung Song, Esperanza Rey, Haroon Wassel (out of the country)

Kenwood Business:

1. Approval of the Meeting Minutes – April minutes approved
2. Bringing up-to-speed the new Board Members - roles and responsibilities – Address roles of Officers as defined in the Kenwood Regulations and recommendations made by legal council
3. Landscaping evaluate the work done and what needs to be done – Make sure that homes that do not desire landscaping do not get it.
 - a. Walk through of common areas – schedule a time to check out common areas and repairs required - finding
 - i. Regal Oak parking lot railing corner in need of repair
 - ii. Wooden fence around the community in great shape and grounds well manicured and cleaned
 - iii. Retaining Wall in back of Millwood – has a whole at the bottom need to repair to prevent support failure
4. Status of the parking lot visitors from the Empire Night club – people coming from club to park at Millwood – file a report with the police for patrol and provide times when intrusion occurs
 - a. Address this with Springfield Police Dept – fill out form to provide permission to come on private property and times we believe intrusion occurs
5. Millwood Resident Parking in our parking lots – draft letter to approved at next meeting to put on windshield of car warning in writing next will be towing of car off Kenwood lot
6. Discuss the roles and responsibilities of the new Board Members – assigning task to different members to share equal load of roles and responsibilities. Some Officers roles are clearly defined. Two Offices have no clear defined roles.
7. Status of Dog Poo – Ronel to put up a sign at mailbox and Board will follow on progress
8. Addressing the cigarette butts issue – Cigarettes are still being thrown in different locations around the community.
 - a. In areas where there are plans and wood that can catch fire. Request violators to stop or will determine course of action. This is a serious violation that endangers peoples homes.
9. Filing the Kenwood Corporate status which was dropped in 2009 - decide if GHA or Legal will file the paper work



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- a. It was determined that GHA would be the Corporations point-of-contact for filing each year – it is cheaper than the legal firm
 - b. It was determined to proceed with status of the Association as a Corporation
 - c. Pay dues, fill out form, sign, and file through GHA
10. Budget - snow impact, legal fees, lighting, landscaping, administrative, trash - new Treasurer update
- a. Based on our current budget all numbers on in the black so we are in great shape so far.
11. Light at mailbox – light gone out needs to be replaced
- a. Ross Schuchard to address the task
12. Website - new website layout has started - migrating content and updating Minutes, Agenda, Budget... – all of this to be performed by the next meeting

Executive Meeting:

1. Outstanding Balances - address the process with GHA and Legal – we have a process in place
 - a. GHA makes 3 attempts to collect late dues after which no more bills are sent to the delinquent member
 - b. Legal counsel – attempts to collect delinquent accounts – if account is not brought up to date – moves to placing of lien on property
2. Reviewing ARB documentation, Minutes, Budgets, and discussion – Filing of all documentation for proper record keeping.
 - a. Make sure documentation is kept up to date.