

# Kenilworth HOA Quarterly Board Meeting

Q4 2019

*January 8, 2020 7:00-8:15 PM*  
*O'Neills*

Board members present:

President - Tom Hipp, Vice President - Ed Wolfrom, Treasurer - Floyd Wohlrab,  
Communications - Brian Doyle, Secretary - Ryan Keairns, Landscape - Pete Scaletty

19:01 Meeting called to order by President Tom Hipp who requested Board introductions.

19:04 Ryan reviewed Q3 meeting minutes. Board voted to approve the minutes.

19:08 Floyd reviewed Treasurer's Report as of Nov 30, 2019. Board voted to approve the treasury report.

19:18 Brian provided the communications update. The website was hacked and he decided not to rebuild it due to lack of traffic (as of Nov 2019). Instead, we'll continue adding documents to the HA-KC site and posting calendar/event updates to Nextdoor and Facebook.

19:21 Tom asked for any additional outstanding business. Tom noted that he still needs to come up with the outbuilding standards in anticipation of reviewing them at the April meeting.

19:23 Pete provided a landscape update.

- One bid was received for tuck pointing; attempted to get more but received no others.
- Looked at options (not mutually exclusive) for maintaining islands, including some renovations.
  - Option 1 - (to be continued indefinitely) continue with current volunteer system; PV mows/trim; use reserve and capital improvement dollars to fix broken/deteriorated signs from a safety standpoint
    - One bid came in at ~\$8k for such repairs to several signs
  - Option 2 - use reserve dollars to also renovate some islands (those most visible and/or in need of repair).
    - Note: the island at 96th Terrace and Linden will be redone, regardless, due to an OP sewer project; we need to provide design guidance and a desired budget, then they'll repair to current equivalent at no cost to us. (earliest - mid-summer; latest - next spring)

- Option 3 - Option 2 + full maintenance (mowing, treatments, mulch, etc)
  - Bids came in around \$10-15k; cost to homeowners would be about \$35-40 per household which likely require a dues increase
- Option 4 - Option 3 + island renovation
  - Cost varies by island/common space

19:43 Tom shared summary plan for how we might use a dues increase to improve and maintain common spaces going forward

- Floyd clarified that there is a \$20 max. To increase by \$20 (100%) requires a simple majority vote. To increase \$30 (150%) requires a 75% vote.
- Those present also discussed a Special Assessment approach which would, for example, seek \$x per household/per year for a fixed set of years.

20:17 Tom motioned to use \$20k of reserves to fix signage (~\$8k) and the remainder to renovate as many islands as we can.

- (1) Ed voted **no**
- (5) Pete, Brian, Tom, Ryan, and Floyd voted **yes**

20:25 A resident made a special note about Ed McCurran, one of our very long-term HOA board members who contributed countless hours to Kenilwoth. Ed recently passed away and she, along with all in attendance, wanted to recognize him for his service.

20:30 Meeting adjourned.