

Kenilworth HOA Quarterly Board Meeting

Q1 2020

February 8, 2020 7:00

Remote

Board members present

President - Tom Hipp, Vice President - Ed Wolfrom, Treasurer - Floyd Wohlrab, Communications - Brian Doyle, Secretary - Ryan Keairns, Social Director - Cher Brownback

19:00 Meeting called to order by President Tom Hipp.

19:0X Floyd reviewed Treasurer's Report. Board voted to approve the treasury report.

19:20 Brian provided the communications update. He will be sending out a short "one-pager" newsletter update.

19:25 Ryan reviewed [minutes from the January meeting](#). Board approved the minutes

19:32 Tom opened discussion on new business and started with approval of \$4k for the completed sign repairs. Brian reviewed the work, requested follow up fixes and all verified that all work as completed in good order.

There is another \$16k reserved for renovations for which we have an approved bid of \$12k covering updates to six common areas (signs not islands) including maintenance. Given the current economic situation, the Board agreed to save this money for now and revisit the topic at the next meeting. In addition, we will use the "one-pager" newsletter (see above) to encourage use of the existing island adoption budget..

19:41 Tom brought up the topic of outbuildings. Ed's recommendation (email) was reviewed and he asked about our ability to rely on legal proceedings to enforce outbuilding restrictions. Floyd noted that he had contacted the HOA attorney back in 2018 and learned that - since outbuilding restrictions are not in the deeds - we cannot place a lien. The best we can do is file a certificate of noncompliance which has no monetary enforcement. The certificate would essentially be a note, accompanying the deed, that the property is in noncompliance.

The members proceeded to review the survey results for outbuildings and also discussed the efficacy of outbuilding guidelines. Ed asked about pergolas and Tom replied that he would include other building types in the guidelines.

20:01 Members agreed to continue the discussion at the next board meeting in May, at which time Tom will share a draft for outbuilding guidelines. We will also discuss plans for the 4th of July in light of the economic and stay-home situation.

20:10 Meeting adjourned.