

Kenwood Terrace Homeowners Association

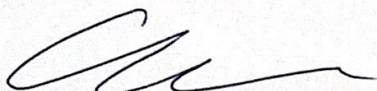
Annual Meeting & Board Election
Wednesday, July 29, 2020 at 7:00pm on Zoom

1. Call Meeting to Order with Introductions at 7:00pm virtually on Zoom.
2. Present: Jerod Yates & Howard Tsai (203), Nirav Khara (404), Gary Ambart (204), Daniel Han (303), Ryan Farber & Christina Tia (406), Vahe Adamian (401), Setiawan Sudharma (305), Allen Babakhanloo (504), Christopher Bellomo (505), Ian Harijanto (302), Samir Schdeva & Sejal Desai (102), Anousheh Ashouri (503), Tony Chai (205)
3. President's Report was submitted on 6/22/2020 which highlights many of the accomplishments throughout the last year.
4. Thank you to the Board who has volunteered many hours this last year. Jerod Yates served as President, Nirav Khara as Secretary, Eugene Yim served as Treasurer until December 2019, Daniel Han and Gary Ambart as Board Auxillary Members agreed to fill in our Co-Treasurer January 2020.
5. Introduction of Penny Blackwood our Property Manager, HOA Management Professionals.
6. We are 3 ballots short of a quorum for the Annual Meeting. Penny explains our first option is that we all could agree to close out the meeting and come back immediately with a second annual meeting in which only requires 25% of votes for quorum. We have a three board panel and only 3 people have submitted nominations to run for the board for 2020-2021. Our second option would be to close out the meeting and then reschedule a different date for second meeting. Given that the outcome would be the same, it was agreed to proceed and go with the first option.
7. Chris Bellomo makes motion to close this meeting. Ryan Farber seconded the motion. Motion passed unanimously and meeting is closed at 7:16pm.
8. Call Second Meeting to Order at 7:17pm by Jerod Yates.
9. 14 ballots received so we have over 25% needed to have a quorum for annual meeting.
10. 3 people ran for the board and automatically win as our new board members: Jerod Yates, Nirav Khara and Christina Tia. Motion to accept the board nominees was unanimously approved.
11. Annual Meeting closed at 7:18pm.
12. Penny shares highlights from her Manager Report.
13. Penny shares the problem with placing cardboard in recycle/trash chutes that gets blocked. Even if people fold card board, it will unfold when going down the chute and cause blockage. Options to notify residents of problem or to close access to recycle/trash chutes if problem continues for temporary season. We have spent \$765 to clean blockage of recycle/trash chutes this year so far. One time the chutes got blocked twice in the same day. It can take hours to have to clear blockage in our recycle/trash chutes.
14. Tony Chai suggested that we actually post signs on our Trash/Recycle Chute Rooms and P2 & P4 to notify residents to not place cardboard down the chutes and to break cardboard down and take to P4. Tony also suggested that we charge home owners for those residents who are known to block the chutes. There are not labels on all boxes, but

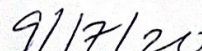
- those known for blockage can be notified and charged for blocking the chutes. It was agreed by all homeowners to post signs on our Trash/Recycle Chute Rooms and P2 & P4.
15. Daniel Han shares the blockage is due to many new residents coming into building and our vendors that pick-up trash and recycle bins miss pick-ups date/times.
 16. It is agreed that homeowners will be notified with warning letters of blockage to recycle/trash chutes or not breaking down their cardboard and taking it to P4. If warning letter continues to be ignored, then homeowners will be fined according to our House Rules Fine Schedule. Home owners are responsible for tenant actions. Tenants will get a copy of the letter as courtesy.
 17. Penny Blackwood suggests that we get a larger Recycle and Trash Bin and everyone agreed.
 18. If problem with cardboard continues, it is agreed by homeowners that both Recycle & Trash Chutes will be locked down for a season.
 19. Ryan Farber makes suggestion to get signature of acknowledgement from home owners notified by Property Manager of warning letters or fines. People need to agree that they have received communication of notice. Penny explains why notices are delivered by U.S. Mail, because if they are not returned back to her they are considered delivered by law. Penny is not in favor of making people sign acknowledgement letters, because it is treating people like they are 12 years-old.
 20. Penny Blackwood shared that we have only received 7 Tenant/Home Owner Occupancy Forms, so it makes it difficult to have up-to-date email addresses or contact information.
 21. Is there interest in having a Directory for Home Owners? An example of toast burning of a neighbor was shared and it was not known how to reach this unit. Penny will research authorization form for people to fill out to authorize their contact info to be placed in a HOA Directory.
 22. Howard Tsai shared idea of having a person in charge on every floor to gather safety/contact info of residents on each floor.
 23. Ryan Farber agreed to help be a part of our Security Video Surveillance Team. Allen Babkhanloo is experienced with our video surveillance and can help train others. A camera being added to the elevator was supported by home owners.
 24. There is a problem with our front doors of building being found open. It is important for all people to help us be responsible in making sure all of our doors are closed and locked. It's also important in coming in and going out of the garage that you stay with the garage gate until it completely closes. Your presence in staying until the gate is closed will detour strangers from entering the building.
 25. Is it possible when trash and recycle bin vendor pick up the bin to immediately place an empty bin. Penny will call vendor about that. Is it possible to check other trash/recycle vendors too?
 26. Discussion of people dumping trash and large items into our alley. Penny can contact the City. Gary and Nirav have noticed people just driving into our area and dumping stuff in our alley.
 27. Ari Pailakian (306) shares about wire that goes across front patio which is a safety risk with their two kids. You can touch this wire from balcony. This wire also devalues their property. It's also an aesthetic issue. Is there a way to collect signatures from our building and report it to the City? Home owners encouraged Ari to be willing to sign any signature list that he creates to submit to City. Allen shares light from developer side that

Developer tried to get this wire removed, but the City rejected it. It's not an active wire, so that's why the City would not agree to remove it.

These minutes were approved by the Board of Directors.



Christina Tia, Secretary



Today's Date