

Kenwood Terrace Homeowners Association

Board Meeting Minutes

Wednesday, December 9, 2020 at 7:00pm

Location: Online @ Zoom

1. Jerod called a meeting to order at 7:00 pm virtually on Zoom.
2. Present: Jerod Yates (203), Nirav Khara (404), Ryan Farber & Christina Tia (406), Penny Blackwood, Leo Clemente (304), Bailey Allen (304), April & Erika Sun (307), Marianne Adamian (401), Anousheh Ashouri (503), Allen Babakhanloo (501)
3. The Board Meeting Minutes for September 17, 2020 were approved at 7:04pm by the Board.
4. Nirav submitted the Treasurer's report at 7:04pm. Nirav stated that certain monthly expenses for 2021 are projected to be lower resulting in increased monthly reserves. Currently we are adding \$2300 to the reserves every month. In 2021 we expect to add \$3000 every month to the reserves.

New Business (7:10pm)

a) Propose Ring & Video Doorbell Amendment to Rules & Regulations for Kenwood Terrace HOA drafted on 11/13/2020.

Motion accepted 7:10pm

b) Propose Move-in and Move-out fee that would cover any damage caused by moving in or moving out of the association.

Penny proposed a non-refundable fee of \$300 to cover costs for damages. Fee would be collected at escrow. Fee would not be retroactive. It's been tabled.

c) Smoking issues in building.

Jerod informed us that we will be seeking legal counsel because of the smoking issue that has been ignored.

Old Business (7:29pm):

a) Status on elevator moving pads

Delivered: contact property management if you need them.

b) Garage was power washed on Nov 19th & 20th.

c) 3rd floor Art Community Room Spray Painting on Floor.

Jerod stated that people using the community room needed to use the canvas provided to protect the floors. Christina will look into a reminder sign to mount in the community room.

d) Collection of Tenant/Homeowner Occupancy Forms.

Board will meet to discuss a plan on how to collect this information as many have not been returned.

e) Status on Video Surveillance camera for elevator, updating system, and adding internet so system is mobile accessible from any computer

Jerod stated that surveillance has been updated, a few cameras have been replaced and internet access has been added to be accessible from mobile device/computers. Jerod has an invoice for an estimate on camera for the elevator.


f) Guest Parking Signs.

Walter completed.

5. Next Board Meeting: Thursday, February 11, 2021 at 7:00pm on Zoom

6. Adjournment 7:53pm.

These minutes were approved by the Board of Directors.

 2/15/21

Christina Tia, Secretary

Today's Date