

Kenwood Terrace Homeowners Association

Thursday, April 29, 2021 at 7:00pm

Location: Online @ Zoom

1. Jerod called a meeting to order at 7:03 pm virtually on Zoom.
2. Present: Jerod Yates (203), Ryan Farber & Christina Tia (406), Penny Blackwood, Setiawan Sudharma ()
3. The Board Meeting Minutes for February 11, 2020 were approved at 7:05pm by the Board.
4. Jerod shared that Nirav had put in his resignation and thanked Nirav for his service. We have an opening on the board and will wait until the annual meeting to discuss bringing on a 3rd board member.

New Business

1) Voting to approve our Election Rules for our Annual Meeting.

Motion to approve 7:07PM

2) Information that our Attorney helped us in formulating two ballot revisions to our CC&R's that will be voted on in our upcoming Annual Meeting on July 28. The two ballot measures include: a) Limiting rentals to 25% in our building. b) Glendale law provides that buildings built after June 27, 2013 are smokeless buildings. This means that Owners and occupants are not permitted to smoke anywhere, even in their units. Some occupants have chosen to ignore this law. The smoking amendment will provide the Board with greater enforcement ability to stop occupants from smoking.

First item on the ballot: We currently have 14 rentals which is close to the 50% mark. Per Penny, once approved and goes into escrow, this will be in the cc&r's; hoping it will deter investors from buying units to rent out.

Second item on the ballot: no smoking building which will be revised in cc&r's to reinforce current law.

We will need 60% of owners to vote. Information will be sent in the mail to homeowners for the annual meeting about the above.

We discussed campaigning and will need 22 homeowner votes/signatures.

3) Proposal to revise our House Rules fines for smoking to be \$500 per occurrence beginning June 1, 2021.

Discussed with attorney Debra; motion to approve change at 56:31; will become effective after 30 days (effective June 1). Penny will mail out letter.

4) Discussion in the courtyard.

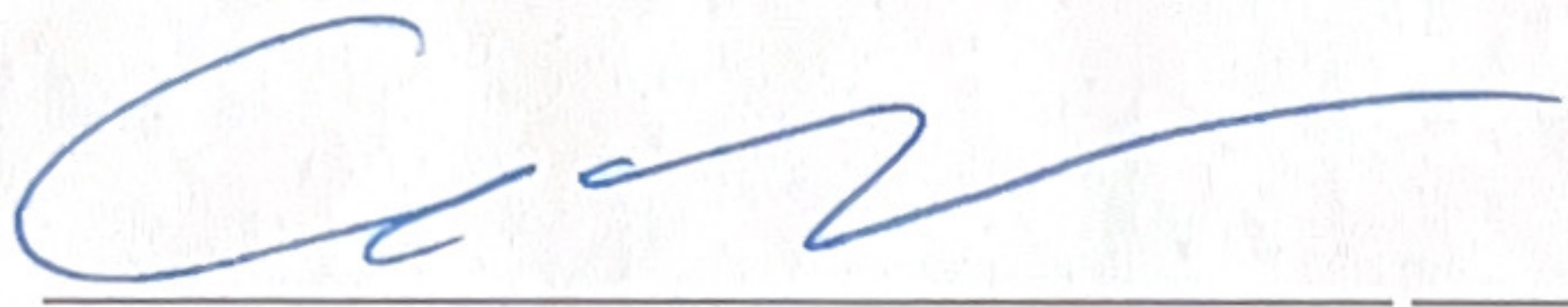
Will wait until there is more interest. Will discuss in the annual meeting. We talked about adding a community grill. Penny will check with the fire department about rules and limitations.

5) Discussion and planning on Kenwood Terrace HOA Website being developed.

Ryan asked Penny for cc&r and bylaws rules and regs (house rules) and insurance PDF's. Jerod has created a welcome letter. Christina has submitted images. \$700 estimated cost. Made motion to approve at 1:11:47

*Annual Meeting: Wednesday, July 28th, 2021 at 7:00pm on Zoom

These minutes were approved by the Board of Directors.


_____ 10/13/21

Christina Tia, Secretary

Today's Date