

Minutes

Kimberly Woods HOA Annual Meeting

Mon, 1/6/2020, 7pm @ Engelberg House

In attendance -

President: Xiaohu Wang
Treasurer: Christi Osborne
Secretary: Shawn Engelberg
Vice President: Shawn Simon
Charlie Engelberg
Ken Slickers
Ken Parksion
Eric Nichols

Meeting Agenda

1. General Report – Xiaohu & Christi
 - a. Encroachment update – The KWHOA board approved an Encroachment Policy in June 2019. It addresses two concerns related to open space encroachment: 1. Liability to KWHOA if someone is hurt on that property, and 2. Adverse Possession by a homeowner. In October, a city citation was issued against KWHOA and a homeowner for encroaching on sensitive wetland. KWHOA and the homeowner developed a replanting mitigation plan. The replanting was completed, and the city approved the correction. No fine was assessed.
 - b. Water/irrigation issue – 1. City utility work in early 2019 caused damage to our irrigation system and meter. KWHOA repaired that damage. 2. In 2019 water E-meters were installed, and in doing so, the city found that KWHOA had a second unknown meter that has been pumping free water to us for 20+ years. We now must pay for that water.
 - c. Landcare increased our service contract from \$640/mos to \$736 per month. The board met with Landcare and adjusted the water schedule and made cost cutbacks wherever possible. The new price is still in line with other landscapers and we don't foresee getting a better deal elsewhere.
 - d. 5820 Stewart Glenn Ct was foreclosed, and the bank now owns the property. The home will be put up for sale in March. The back dues of approximately \$4500 will probably not be collected even though we have a lien on the property. Current dues are being paid by the bank.
2. Review financial report – Christi
 - a. Christi discussed the financial impact of the events listed above. She also reviewed the 2019 year-end reports. Shawn Engelberg moved we accept the financials, Shawn Simon seconded, all approved.
 - b. Christi proposed an increase to the annual dues to cover the new doubled water cost, the new landscaping fees, dead tree removal and legal

allowance. Dues have not increased for over 12 years. It was discussed and all present agreed KWHOA should increase the dues from \$50 per month to \$66.66 per month. Shawn Simon moved to set the dues at \$800 per year, Charlie seconded, all approved. Dues for 2020 will be \$800 per house.

3. Review 2019 Encroachment Resolutions –Xiaohu. Discussed above.
4. Election of 2020 officers – Xiaohu. The following officers were reelected for 2020 -
President: Xiaohu Wang
Treasurer: Christi Osborne
Secretary: Shawn Engelberg
Vice President: Shawn Simon
5. Neighborhood Directory – Shawn will send out the updated directory.
5. New Business
 - a. Summer Block Party – Brook Webber will investigate setting this up.
 - b. Suggestion for all homeowners – It is wise to cut ivy off trees that are on or near their property. It is suggested to cut a 3 ft “air gap” around the base of each tree.
 - c. Mailboxes are leaking – Shawn Engelberg will check on this
 - d. Crosswalk/Speedbump to slow down drivers – Shawn Simon will check on this.

Meeting was adjourned at 8:30pm

Submitted by
Shawn Engelberg – Secretary
