

# Kingswood Homeowners Association

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**Meeting Date:** July 25, 2024 – 7:00pm Central

**Meeting Location:** Zoom

## Board of Director's Meeting Minutes

- I. **Call Meeting to Order**
  - a. A motion was made by Jonathan to call the meeting to order at 7:01PM.
  - b. Motion was seconded by Dave.
  - c. Vote in favor was unanimous, motion passes.
  
- II. **Board Members Present** – Jonathan Bierman, Junaid Ansari, Dave Sladek, Jake Koors and Ross Totten
  
- III. **Owners Present** – Ganesh Subramanian, Eileen Womac, Hassan Lakhani, Dave Dopp
  
- IV. **Approve Previous Meeting Minutes (04/11/2024)**
  - a. A motion was made by Jonathan to approve the 04/11/24 meeting minutes.
  - b. The motion was seconded by Ross.
  - c. The vote in favor was unanimous, motion passes.
  
- V. **Treasurer's Report** - The Treasurer's report was presented by Jake.
  - a. **Operating Funds:**
    - i. Checking Account Balance: \$35,964 as of 07/25/2024
  - b. **Reserve Funds:**
    - i. Money Market Account Balance: \$14,901.02 as of 07/23/2024
      1. 2024 Reserve Fund Contribution
        - a. A motion was made by Jake to transfer \$13,500 from the operating account to the reserve account.
        - b. The motion was seconded by Dave.
        - c. The vote in favor was unanimous, motion passes.
  - c. **Delinquencies:** \$7,104.69 as of 07/25/2024
  
- VI. **Old Business**
  - a. Community Events (i.e. Garage Sale, Block Party, etc)
    - i. A motion was made by Ross to schedule the Block Party for September 21<sup>st</sup>.
    - ii. The motion was seconded by Jake.
    - iii. The vote in favor was unanimous, motion passes.
  
  - b. Homeowner Survey
    - i. 23 Homeowners have responded to the survey.
    - ii. Feedback has been very helpful and will help the board make decisions on future actions.
    - iii. Jonathan summarized survey results/feedback.
  
- VII. **New Business**
  - a. Additional 2024 Landscaping
    - i. Tree Removal Turf Repairs by Monument
      1. Tabled

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## ii. Mulch

1. A motion was made by Jonathan to approve the contract with Fresh Start Lawn Group to install mulch in the cul-de-sac islands and entrance monument garden for a cost of \$6,000.
2. The motion was seconded by Ross.
3. The vote in favor was unanimous, motion passes.

## iii. Pond Shoreline Clean-Up

1. The Board will reach out to Owners that expressed interest in volunteering for landscape work and will coordinate a volunteer clean-up for August 18<sup>th</sup>.
2. Debris will be left along King Edward Ave curb for City brush pickup.

## b. Association Governance

### i. Electronic Communication Policy

1. A motion was made by Jonathan to proceed with the process for adopting an Electronic Communication Policy.
2. The motion was seconded by Ross.
3. The vote in favor was unanimous, motion passes.

### ii. Electronic Voting Policy

1. A motion was made by Jonathan to table further discussion of an Electronic Voting Policy so that the Board may first determine how electronic voting may be implemented.
2. The motion was seconded by Ross.
3. The vote in favor was unanimous, motion passes.

### iii. Common Interest Community Association Act (CICAA)

1. A motion was made by Jonathan to have the Association's attorney draft an amendment to the Declaration & Bylaws to reduce the quorum requirement from 50% down to 20%.
2. The motion was seconded by Ross.
3. The vote in favor was unanimous, motion passes.

## VIII. Architectural Control Requests

- a. A motion was made by Jonathan to ratify the approval of all architectural control requests made since the April 2024 board meeting.
- b. The motion was seconded by Dave.
- c. The vote in favor was unanimous, motion passes.

## IX. Open Forum

- a. **Ganesh** – Asked if Zoom meeting can be sent as a calendar invite instead of a link.

## X. Adjourn Meeting

- a. A motion was made by Jonathan to adjourn the meeting at 7:58PM.
- b. Motion was seconded by Ross.
- c. Vote in favor was unanimous, motion passes.