

Kimberly Woods Homeowner Association
April 3, 2019
Annual Meeting Minutes

Location: Engelberg's house, 14542 Kruse Oaks Blvd

Attendees: Xiaohu Wang, Bev Zuhl, Ken Slickers, Shawn Engelberg, Charlie Engelberg, Christi Osborne, Kar-yee Wu, Shawn Simon.

Meeting called to order at 7 pm

1. **Presidents report** - Shawn and Xiaohu – Welcome & thank you to board.
2. **Review 2018 financial report** – Christi handed out the 2018 Profit/Loss Statement. The final bank balance was \$13,537. Total expenses were \$16,840. Total dues collected were \$16,550. All owner billing and payments are up to date except one house that is in collection/ foreclosure. Water bills were a bit higher last year, but sprinkler leaks are now fixed, and sprinklers will be turned off Oct 1 to reduce cost. Landscaping cost is a little high. Landcare Co are unresponsive, we hope to find a better less expensive option. Shawn moved to accept the financials as submitted, Kar-yee seconded, unanimously approved.
3. **2019 budget and dues** - Christi proposed keeping the dues at \$600. Kar-yee moved to keep the dues at \$600 per year, Charlie seconded, unanimously approved. Christi intends to email/mail invoices this week.
4. **Election of of 2019 officers** – Kar-yee moved to elect the slate of officers below. Charlie seconded, unanimously approved.

2019 Board Members -
President, Xiaohu Wang
Treasurer, Christi Osborne
Secretary, Shawn Engelberg
VP, Shawn Simon
Member at-large, Bev Zuhl

5. New Business –

- A. **Common space encroachment** – the issue of common space encroachment was brought to the board in 2018, identified during the sale of a home in the KWHOA. The house sale did not happen, but it was agreed by the Board of Directors that KWHOA needed a policy to address this in the future. Shawn presented research she had completed that included talking to board members at Mountain Park HOA, talking to board members at Westlake HOA, and talking to a lawyer at Vial Fotheringham. The meeting members decided to follow the

example of Mountain Park. Action items 1. Shawn will draft a policy for board action 2. Shawn will draft a waiver that can be signed by the homeowner that will mitigate risk to the HOA. 3. Shawn will review it with Vial Fotheringham. 4. The board will review and approve the new policy and waiver. 5. Shawn will mail out the policy and waiver to all homeowners.

B. **Neighborhood block party** - We will have a neighborhood block party on "National Neighborhood Night Out" which is the First Tuesday of August 6. Xiaohu will organize.

C. **Common Property Tree removal, reminder of policy** – The tree removal policy will be posted to the website and sent out to all homeowners.

Meeting was adjourned at 8:10.

Respectfully Submitted,

Shawn Engelberg, Secretary