

Kimberly Woods HOA Annual Meeting Minutes
Date Feb 3, 2025, 7pm
Location- Engelbergs 14542 Kruse Oaks Blvd

In attendance:

Current Board Members:

President: Xiaohu Wang

Treasurer: Christi Osborne

Secretary: Shawn Engelberg

Members:

Charlie Engelberg

Ken Slickers

Kar-yee Parksion

Absent:

Vice President: Shawn Simon

Meeting was brought to order at 7:15pm

1. Welcome & General Report – Xiaohu gave a general welcome and we discussed that 2024 was a wonderfully uneventful year, after the January storms. He welcomed our new(ish) home owners, the Cunninghams at 14186 Kimberly Circle and the Parrotts at 14232 Kimberly Circle.

2. Review financial report – Christi presented the financials. All dues are paid in full, and one home had paid 2025 in advance. Since we use cash based accounting this payment shows up in 2024. 2024 water expense was under budget because of an outage prior to a pipe repair. Next year water expenses will be slightly more. All our Kruse Way tree maintenance was completed and within budget. Then Christi presented the budget for 2025. Dues will stay the same at \$800 per home. A \$3,500 Expense for Kruse Way sidewalk repair near the Musich house was included. Unlike other sidewalks, this sidewalk is specifically identified in the CC&R's as HOA property and HOA is responsible for the repairs. Christi is doing the research to find contractors and get bids. Thank you Christi! Shawn E Moved to accept the Financials and budget as submitted. Xiaohu seconded. All present members approved unanimously.

3. Election of 2024 officers – Xiaohu asked if anyone was interested in joining the board. There were no takers. Shawn E moved to reelect the current slate of officers, Kar-yee seconded. All present approved unanimously. Xiaohu announced that he is planning to step down from the HOA board in the later part of 2025, so we will need to replace him as President. PLEASE, contact any board member if you are interested in taking that spot on the board. We run a very smooth ship, it is not much time or effort.

4. Neighborhood Directory – Shawn E. updated the directory and will send it out again with the minutes.

6. New Business

- Update on the LO Neighborhood Chairs Committee (NCC) – Ken Slickers reported that there is nothing directly impacting our neighborhood. But items around the area include: 1. A proposed 180 student preschool near Mercado

Grove that might have parking/dropoff issues. No permit request is yet filed.

2. The city is examining the code that regulates the operating of a home business.

3. LO is making it easier to install emergency generators, new regulations to come. 4. Additional multi-family zoning regulations are being worked on by the city. Thank you Ken for attending and tracking all these developments for us.

- Summer Block Party- we plan to again have the popular Neighborhood Block party on **Tuesday, August 5th in Stewart Glenn Ct.** Please mark your calendars. I will be sending out a reminder and more information nearer the date.
- Other new business – **Stream Cleanup** - everyone who lives near a stream is responsible to keep it clean of debris and flowing correctly. Shawn Simon will soon walk the stream behind Stewart Glenn Ct to the Swindler lot and potentially cut and move any large windfalls. If you are interested in joining a work party on Saturday Feb 22 please text him at 503-706-2997. Thank you Shawn!

Meeting was adjourned at 8:00.

Respectfully submitted by
Shawn Engelberg – Secretary 2/7/2025