

**Minutes**  
**Kimberly Woods HOA Annual Meeting –**  
**Date January 19, 2021 7pm**  
**Virtual meeting via zoom**

**Meeting was brought to order at 7:00pm**

**In attendance via zoom:**

President: Xiaohu Wang  
Treasurer: Christi Osborne  
Secretary: Shawn Engelberg  
Vice President: Shawn Simon

Feng-Yu Liu, Brad & Megan Davis, Eric Nichols, Ken Slickers, Stuart Wall, Charlie Engelberg

1. General Report – Xiaohu (no introductions required, no report)
2. Review financial report – Christi
  1. Christi reviewed the 2020 year-end financials. Water cost was minimized by turning off the meter Oct-June. Tax prep fees were eliminated because Christi prepares our annual tax returns. (Thank you Christi.)
  2. Christi reviewed the 2021 budget and proposed we continue the current dues of \$800 per year.
  3. Shawn moved to accept the 2020 financials, 2021 budget and 2021 dues as submitted. All were approved by unanimous vote.
3. Election of 2021 officers – Xiaohu
  1. No one volunteered to replace Shawn Engelberg as secretary. We will continue to search for a replacement. Shawn will write up a description of responsibilities.
  2. The current slate of officers was nominated, and seconded. They were unanimously voted in. 2021 Slate of officers will continue to be:  
President: Xiaohu Wang  
Treasurer: Christi Osborne  
Secretary: Shawn Engelberg  
Vice President: Shawn Simon
5. Neighborhood Directory – Shawn will send out an update.
6. New Business
  - Summer Block Party –  
The group decided we could not make a call on this due to covid. We will reassess this summer.

HB2001 and NCC report – Ken Slicker –

1. Ken reported on the LO Neighborhood Chairs Committee (NCC) that is a group of LO Homeowner Associations who communicate with the city. KWHOA is represented in combination with Westlake HOA by Gretchen Sabin & Ken Slickers. Ken will keep us updated on related activity.
2. Ken reported on the State House bill HB2001 to allow greater density in all current single family zoning areas, including Kimberly Woods. The state has requested feedback from all HOA's to provide input on defining these rules – including setback, height, parking, etc. The state also wants to preserve the “character of each neighborhood” while still complying with the bill. Sandy Thorson will be representing Westlake and Kimberly Woods in the state hearings. There will also be a survey sent out to all residents.

Other new business

None

**Meeting was adjourned at 7:55.**

**Respectfully submitted by,  
Shawn Engelberg - Secretary  
1/23/2021**