

Kentwood HOA March 2023 Board Meeting Minutes

- Meeting was held on March 23rd, 2023.
- It was held through Zoom Teleconference and started at 7:05 PM.
- Chelsea Letchenburg, Krystal Parry and Matt Mendenhall with Welch Randall were in attendance.
- Reviewed the current balance sheet and income statement.
 - Have over \$70,000 in both the operating and reserve accounts.
 - Most expenses were in line with the 2023 budget.
 - The only outlier was the snow removal expenses. With the heavy winter the expenses were almost twice as much as was budgeted.
- Two owners have not paid for March but no owners were 30 days or more delinquent.
- Two bids were reviewed for roadway work in the community. Precision Asphalts bid to replace the roadway north of building D and E was accepted. This project will be done this year.
- Three landscaping bids were reviewed. The community chose T & T landscaping. They will do the landscaping and snow removal in the community through the winter of 2024.
- The board approved having the hallways in the community vacuumed this year. This will be done in the next few months.
- The HOA is looking into several other projects but a decision will not be made until later this year on which ones to choose. Those projects are:
 - Replacing a two-story swamp cooler deck.
 - Cut down a dead tree on the east side of the community.
 - Replace rain gutters on north side of building E.
 - Replace all the original light fixtures in Building C with LED fixtures.
- Meeting was ended and closed at 7:40 PM.