



The Board Meeting was called to order at 11:03am with the following Directors in attendance: Joe Frank, Ronald Schurra, Wende Wilber, Michael Fahy; Yvonne Theodor was not present.

Rockwood PM Representatives in attendance: Gil Pierce & Vaughn Dieter

Gil shared that Vaughn will assist in running the meeting as part of his training to take over as manager of Kendall Yards.

The Board Meeting Minutes of 8/24/24 and Financial Reports through September 2024 were unanimously approved as submitted by RPM.

RATIFIED DECISIONS – None.

OLD BUSINESS

Park Signage and Use Restrictions: Old vinyl has been removed and the area primed for new vinyl application. Placement will be the same.

Security Update: Transient population is down with no activity in construction areas and only sporadic activity in the park. A new lock will be installed at the power box in the pavilion. No new break-ins were reported. Signal is consistently reporting to 311 and the City is improving response times for ticketing and other interventions.

Dog Station Install: A new dog station was put in on Elm, on the west side, just south of the alleyway facing the street.

NEW BUSINESS

2025 Budget Discussion: Upon a motion duly made and seconded, the 2025 Budget was adopted by the Board for ratification by the Membership. A copy will be posted to the website and distributed by mail and email in advance of the Ratification Meeting scheduled TBD via Zoom.

A list of the more noteworthy allocations and/or changes are detailed below:

- Townhomes dues increase by 2.5% to \$123/mo (+ Main dues).
- Main dues will increase by 4.4% to \$142/mo.
- Fitness center usage adjusted from 25% to 17%.
- New line item of \$10k to sustain the Night Market. Until now, the developer and construction companies funded this event but as the HOA transitions, its budget will absorb the expense. After discussion, it was noted to make the \$10K contribution into a \$5K contribution.
- Vaughn will compile some data for HOA sponsored movies in the park so the Board can select movies and plan accordingly for next year.
- 9 snow removal pushes are scheduled as baseline funding. Should there be a significant overage, the Board may consider a special assessment after yearend.

HOMEOWNER FORUM

A board member asked that Greenleaf check on a tree at the end of Summit that keeps falling over. Vaughn responded that they are aware of the issue and new stakes are being put out.

With no further business rightfully come before the Board, the Meeting was adjourned at 11:56am.

Respectfully submitted,

Melissa Owens, CMCA®, AMS®



Kendall Yards HOA
Board Meeting Minutes
11am on October 23, 2024 @ the Welcome Ctr

Rockwood Property Management