

URBAN
BY NATURE

KENDALL
YARDS

Board of Directors Meeting
June 24, 2025 @ 12:30 pm
Kendall Yards Welcome Center
Meeting Minutes

Attendance: Wende Wilber, Michael Fahy, Robert Douthitt, Troy Kasper, Vaughn Dieter

1. Call to Order: 12:30pm
2. Review Financial Reports through 5/2025: Approved by unanimous vote
3. Ratify Decisions made by Unanimous Consent:
 - a. none
4. Old Business
 - a. RV Notice: This notice was approved by the previous board and will be sent out as such. No new action is required.
5. New Business
 - a. Enumeration of Officers: President – Joe Frank, Vice President – Wende Wilbur, Treasurer – Michael Fahy, Secretary – Troy Kasper
 - b. Trash Can additions along Centennial Trail: Trash cans on CT Trail are owned by City Parks. Board cannot take action, but Joe Frank agreed the developer will look into this.
 - c. Pizza Box Trash Cans in Business District: These trash cans are covered by the Business District Owners Association. This HOA board cannot take action on this item.
 - d. Dog Waste Station Addition to west end – Vaughn will discuss the addition of a dog waster station at this end, with the developer. Vaughn will also add current dog stations to community google map.
 - e. Native area east of 1813 Summit: Concerns regarding potential fire hazard of native landscape area. Robert Douthitt made motion to mow

this area once per month. This was seconded by Wende Wilbur. Vote failed 1-4. Board directed RPM to get a bid to mow this area and the board will reassess once they have this information.

- f. Sprinkler Timing on Bridge Ave: No action taken. Specific issues should be submitted via the HOA website and will be addressed as they arise.
 - g. Resolution to change the communication of meetings, minutes and corrected minutes: Robert Douthitt brought up the idea of having the management company send out email communications for meeting schedules, agendas and minutes. Board asked RPM to present a cost to send out these communications. Once this information is gathered the board can make a decision on this matter. We also asked RPM to see if the website has functionality to sign up and be notified of website changes.
 - h. CCR Definitions – Section 4.2.3 (Signs): Board discussed sign standards as related to political signs. Board recalled some previous board discussions on this matter. Before moving this item forward board members to review if previous action or discussion took place on this topic.
 - i. Omstead Park Usage – Scheduling and Park Closing Time: Board discussed gathering some park usage information over a couple of months prior to taking any action on this topic. Troy Kasper volunteered to begin to gather this information. Board also discussed unauthorized use by groups. Troy was going to send contact information regarding a group he believed to be using the park without approval so a formal communication could be sent out.
6. Open Forum
- a. HOA Website Chat Board: Board talked about the HOA website having chat functionality. No action was taken on this topic.
 - b. HOA Communication distribution: board discussed the process of how communications should be sent out to the members. Any communication would be presented to the board and once approved the communication is then sent to RPM for distribution.
 - c. Nettleton Corners Park Events: The Nettleton Corners businesses are exploring having a couple of events in the park to help drive business. As details firm up this will be presented to the board for approval. The board was generally agreeable of this topic, but final approval would wait until details are presented.

7. Adjournment: 1:36PM

