

Meeting Minutes

Q1 2026 Board Meeting - Kenilworth Homeowners Association

April 29, 2026

7:30 PM

Present - Lynda, Matt, Scott, Tom, Craig

FINANCE - with directories we're budgeted to be \$3400 over budget but we're currently \$2100 over income, which means we're \$1300 under budget currently. We're set to be on budget or less

\$24,000 in reserves in the general budget

LANDSCAPING -

\$6,600 under budget - through March. Leaving two months for the annual budget. Project we'll be right about on budget.

\$17,000 reserves for landscaping

Matt to gather costs for re-doing some islands and for water service

Goal is to re-do 1 - 2 islands on the OP and one on the PV side if we have funds

Tom requests we find out if our annual budget is operating in the black - we will know at the annual meeting. Until the board agreed on \$5,000 to spend on major improvements out of the \$17,000 we have in reserves. But before we spend, Matt is going to present plans and options to the board.

OLD BUSINESS:

Directory -

Rob turned in a re-formatted version to Tom

Tom needs to double-check it when he has time

Scott is getting set up at an administrator

NEW BUSINESS

9209 Roe is vacant and in bad shape - the board contacted Doug about contacting the city of Prairie Village about it

Quigley wants to build a house that goes over the property barrier by 6 - 12 inches - the board decided this was fine if he gets approval from the neighbor

Another resident wants to put in a sports court - the board decided this was fine as long as they adhere to PV noise restrictions, if they have pickleball

Craig, Treasurer, isn't going to run again

Lynda will potentially get bottles of water and cookies for annual meeting

Matt will ask Happy Lawns to speak at annual meeting

FOURTH OF JULY

We will discuss at our Q2 meeting