

NORWOOD VILLAGE BOARD MEETING

MINUTES

MEETING	07.2.2026 Board Meeting
DATE & LOCATION	Erin's House
BOARD MEMBERS VOTING	Lisa Kang, Erin Lavin, Mckenna Krueger, Erik Axter, Sonia Sarao
BOARD MEMBERS NOT IN ATTENDANCE	Tej Gill
OTHERS IN ATTENDANCE	
SCRIBE	Mckenna Krueger

AGENDA:
● Board Governance & Personnel: Removal of Board Secretary and appoint an acting secretary. ● Executive Session: Discuss Legal Matters and Board Governance. ● Special Homeowners Meeting Planning (July 7th): Review and discuss draft content for July 7th Special Homeowners meeting. ● ACC Membership: Review of current ACC composition (we have an even number and need an odd number to avoid split votes) and make committee appointments.
PREVIOUS MEETING MINUTES APPROVAL:
● Approved 5/28 meeting minutes conditionally pending documentation from ACC
ACTION ITEM UPDATE:
● Previous Meeting (4/30/2026) Action Item Updates ○ Community ■ Action: Mckenna to write a short doc on lien process ● In process ○ City Land Docs ■ No response from the City as of yet ■ Action: Erin to reach out ○ Respond to opt-in notification ■ Action: Erin to respond ● Resolved. ○ Landscaping ■ Paul, Lisa's landscaper covers landscaping weekly for \$440, covering the Norwood village sign. ■ Action: Lisa will request a quote for cleaning up the dead tree and Orchard area.

- Erin to talk to Drew (pool president) about tree trimming they inquired about
 - Resolved.
 - **Action:** Receive and review quote from Mike re walkpaths, and draft indemnification documentation.
 - **Action:** Tree trimming for large tree by pool
- Legal
 - **Action:** Prepare a summary of Declaration and Bylaws proposed changes for community residents.
 - In process

BUDGET UPDATE:

- Dues
 - 7 outstanding for 2026
 - 2 outstanding from 2024
 - **Action:** Sent Dues reminder
- Landscaping
 - Have not received invoice from Paul for June Services
- Legal
 - Two additional invoices from Pody re ACC counsel
- USPS
 - Received payment email for PO Box

AGENDA NOTES:

- Landscaping
 - Request for quote to clean up the sign areas
 - Tentatively approving of clean up if quote is less than \$800
- Executive Session
- ACC 7/1 Meeting Recap
 - 12127 SE 26th St
 - Letter was sent to the Board regarding the resubmittal of the plans.
 - Conditionally approved resubmitted plans for new home build pending review by a licensed land surveyor, measured against the existing natural grade, demonstrating that the structure complies with Section C-2. Approval to take effect only upon the applicant's submission of a compliant survey and the Committee's review and confirmation of it, and without waiver of the Association's rights.
 - Discussed removal of the Cease and Desist. Agreed to wait until response from licensed land surveyor detailing the measurements against the existing natural grade demonstrating structure's compliance, and subsequent approval by the Board. Additionally, the Board discussed response to homeowners regarding additional legal costs paid for material deviation in plans and will request reimbursement of those fees.
 - 2309 123rd Pl SE
 - Approval of new home build.

- 2561 123rd Ave SE
 - Conditionally approved of home remodel pending review by a licensed land surveyor, measured against the existing natural grade, demonstrating that the structure complies with Section C-2. Approval to take effect only upon the applicant's submission of a compliant survey and the Committee's review and confirmation of it.
 - Approval of new shed build.
 - 2305 123rd PI SE
 - Tabled as did not have enough Board members to approve.
- Removal of Board Secretary and appoint an acting secretary.
 - Erin moved that the Board remove Tej Gill from the office of Secretary of Norwood Village Corporation, effective immediately, pursuant to Article IV, Section 8 of the Bylaws, on the grounds that the interests of the corporation will be served thereby. This determination rests on two independent considerations: first, the office of Secretary requires the diligent and accurate preparation and preservation of the corporation's minutes under Article V, Section 3, and the corporation requires an officer who can reliably discharge that duty going forward; and second, the Secretary is presently involved in a matter adverse to the Association, which is incompatible with the fiduciary duties of the office. This action removes Tej Gill from the office of Secretary only and does not affect his status as a trustee or as a member of the corporation. The Board further directs that the duties of Secretary be assumed by Mckenna until a successor is selected pursuant to Article IV, Section 6.
 - Erik seconded. All in favor - yea.
- Retaining of Additional Outside Counsel
 - Erin motioned to retain outside counsel for any future legal counsel.
 - Erik seconded. All in favor - yea.
- Special Meeting: July 7, 2026
 - Discuss how to present this to the community.
 - Define what a story is
 - Advisory votes needed from the community
 - 1 & ½ or 2 stories on the uphill
 - If moved to 2 stories, any restrictions to limit box look
 - 2 or 3 stories on the downhill
 - Define a basement - story versus non-story
- ACC Membership
 - Erin motions to add Sonia to the ACC.
 - Lisa seconded. All in favor - yea.
 - Mckenna motions to add Erin to the ACC.
 - Lisa seconded. All in favor - yea.
 - Discussed having all Board members added to the ACC.
- New Board Members

- Discussed needing to add new Board members as need to have 5. Erik is leaving as of July 20, Erin and Sonia's terms end at the end of the year.

HOMEOWNER DISCUSSION:

- No homeowners present

MEETING CONCLUSION:

- 9:19 pm