



Open Meeting Minutes

June 2, 2026

7:30 PM

Call to Order - Meeting was called to order by Shirin at 7:34pm. Giles seconded the motion. All present voted in favor.

Roll Call

Shirin Bansal, President
Champagne Lawrence, Vice President
Giles Davis, Secretary
Janki Jariwala, Treasurer
Skipper Lin, Trustee
Erin Spiliotopoulos, Matrix Property Management Group

Minutes – Giles made a motion to approve the May 2026 open meeting minutes. Shirin seconded the motion. All present voted in favor.

Old Business

- Towing Reminders – Management reminded the community again that they are not allowed to park in front of their garage doors for extended periods of time, in the fire lines within the court yards, or going in the wrong direction. Rules of the road apply within Kingsberry Acres.
- Community Day – The board noted that this even has be postponed until the fall.
- Bike Reminders – Management noted that ALL children under 15 are required by law to wear helmets when riding bikes or scooters. It was noted that children should not be riding their bikes or scooters in the courtyards.

New Business

- Concrete Repairs – Management noted that we will be completing a concrete walk through of the community.
- Pest Reminders – Management reminded homeowners to put in work orders related to yellow jackets or carpenter bees immediately for remediation. It was also recommended that if homeowners have frequent bee activity that they may want to invest if fake yellow jacket hives as they are territorial and will not build a nest if there is something in the area. Management also noted that homeowners can install chicken wire at their own expense to stop skunks or other rodents from getting under the decks. Please note that homeowners are still required to fill out a modification request form.

- Garage Numbers and Doors – Erin notified the community that we have taken inventory of all garage doors that are missing numbers or have the incorrect numbers. All will be replaced with like for like. If homeowners are looking to keep their numbers, they are required to remove them asap. It was also noted that there are two doors within the association that are not the correct and the owners will be notified. Garage doors must be 3-4 panels, with a flat service. They must also remain brown.
- Windows – Windows must also remain like for like with no white trim outlining the window.

Financials

- Management noted that the association has closed the TD account and opened another reserve yielding better interest. The association has also engaged in numerous contracts that have either saved the association money or gave additional income.

Next Meeting – July 7th, August 4th, September 8th, October 6th, November 3rd, December 1st

Motion to Adjourn – Shirin made a motion to adjourn at 7:58pm. Giles seconded the motion. All present voted in favor.