

**KIPLING KLUB TOWNHOUSES ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**March 20, 2025**

MEMBERS PRESENT: Libby Prueher, Jay Long, Donna Egan, and Lee Melamedas

MEMBERS ABSENT: Tawn Russell

ALSO PRESENT: Jim Robson, Property Manager, Realty One Property Management, Inc.

**I.** It was determined there was a quorum of Directors present to conduct business. The meeting was called to order at 6:35 P.M.

**II. Approval of Minutes:**

“RESOLVED to approve the meeting minutes for January 16, 2025 as written. (Motion made by Jay Long, seconded Libby Prueher by Motion passed unanimously)

**III. Action Taken:**

Homeowner’s Forum – Item’s discussed: 950 Grilling with open flame. Dog poop getting out of hand. Appliances left out, cars in visitors, bookcase, and Community Committees.

“RESOLVED to approve the financials as submitted for YTD January to February 2025. (Motion made by Jay Long , seconded by Lee Melamedas. Motion passed unanimously)

“RESOLVED to approve the resignation of Tawn Russell and send applications to membership before appointing new Board member. (Motion made by Libby Prueher, seconded by Jay Long. Motion passed unanimously)

“RESOLVED to approve the Modified 2025 Budget which reduces dues to \$620.00 per month starting 5-1-2025 if modified budget is ratified 4-17-2025. (Motion made by Jay Long, seconded by Lee Melamedas. Motion passed unanimously)

“RESOLVED to approve the new positions as stated below. (Motion made by Libby Prueher, seconded by Donna Egan. Motion passed unanimously)

Libby Prueher	President	2027	<a href="mailto:lprueher@umich.edu">lprueher@umich.edu</a>
Jay Long	Vice President	2027	<a href="mailto:jay@smartical.com">jay@smartical.com</a>
Donna Egan	Treasurer	2026	<a href="mailto:dblossy2@aol.com">dblossy2@aol.com</a>
Vacant	Member at Large	2026	
Lee Melamedas	Secretary	2025	<a href="mailto:leemelamedas@gmail.com">leemelamedas@gmail.com</a>

**IV. Adjournment:**

There being no further business to come before the Board and membership, this meeting was adjourned at 7:42 p.m.

The next meeting will be held on April 17, 2025 at 6:30 p.m. at the clubhouse.

Minutes Approved by Board:

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Position Held: \_\_\_\_\_

Date: \_\_\_\_\_