

**KIPLING KLUB TOWNHOUSES ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**January 16, 2025**

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

MEMBERS ABSENT: Tawn Russell and Erin Michael

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 6:00 P.M.

**II. Approval of Minutes:**

“RESOLVED to approve the meeting minutes for September 19, 2024 as written. (Motion made by Libby Prueher, seconded by Jay Long Motion passed unanimously)

**III. Action Taken:**

Homeowner’s Forum – Item’s discussed: Email Blast system to the community and newsletters, Community Committees, Lights out on sides of buildings and mailboxes, 1018 was skipped in power-washing, Board should look at cost cutting to reduce fees.

“RESOLVED to approve the financials as submitted for YTD January to December 31, 2024. (Motion made by Libby Prueher, seconded by Jay Long. Motion passed unanimously)

“RESOLVED to approve the resignation of Erin Michael and appoint Lee Melamedas to the board, and to update their individual terms as stated below. (Motion made by Libby Prueher, seconded by Jay Long. 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>
Tawn Russell	Secretary	2026	<a href="mailto:worth4starz@gmail.com">worth4starz@gmail.com</a>
Lee Melamedas	Member at Large	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 8:35 p.m.

The next meeting will be held on March 20, 2025 at 6:30 p.m. at the clubhouse.

Minutes Approved by Board:

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

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

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

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