

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
SPECIAL MEMBERSHIP MEETING
THURSDAY, October 25, 2018

Present: Barr, Becker, Freeman, Goldsmith, Leh, Willard

Excused: Gray

A quorum of directors was present at the meeting.

Call to Order: The meeting was called to order at 6:08 pm by President Freeman.

Public Comment: None

September Minutes: M/S/A to approve

Architecture Committee Report and Ratifications

- No ratifications to approve.
- Fence in extreme disrepair – Owner approached KWPOA over a month ago about AC approval process to replace fence, but no formal application was filed. Numerous members have voiced concerns regarding the unsightly appearance of the fence.
 - M/S/A to direct President Freeman to send a letter stating that the current fence is in violation of the CC&Rs and that the owner must file an AC application by November 21 to replace it with a fence that complies with AC fencing rules. If an application is not submitted by that deadline, the Board will proceed with enforcement measures as outlined in the CC&Rs.

Nominations for 2019 Board of Directors Election

- No nominations from the floor.

Possible Resignation/Appointment of Board Member

- Director Goldsmith will serve out her term.

Appointment of Election Inspectors

- Candidates for Election Inspectors were discussed and will be contacted.

Fire Safety Report and Related Votes

- Director Becker reported that the Fire Safety Committee continues work on making Kent Woodlands a FireWise Community. A survey was done to gather data to document the community's investment. As of October 23, only seventy homeowners had responded, but they logged a total investment of \$1,239,866.56 in fire hazard removal work, compared to the \$13,277 required for certification by FireWise. On a per dwelling unit basis, that is \$2,254.30 per dwelling unit, compared to the \$24.14 required by FireWise.
- Director Becker reported that she asked Todd Lando to speak at our Annual Meeting, as well as to provide us with assistance in holding an Evacuation Drill.

Officer Reports

- **President's Report** – President Freeman reported on what she learned about Ross Valley flood control plans.
- **Treasurer's Report** – President Freeman reported for Director Gray that financials were on plan and presented a final Budget for 2019.

Social Events Update

- The Halloween Parade and Party will be held, as usual, at 5:00 – 6:00 pm on Halloween. Member Eric Ryan will host the post-parade pizza party, for which KWPOA purchases pizza, soft drinks and wine. Member Laura Mellberg has volunteered to coordinate the Parade, treats tables, and the party.
- The Holiday Party will be held on the evening of Sunday December 9 from 5-8 pm at the new “Guest House” restaurant on College Avenue. It will be an adults-only event, as usual. It will cost \$20 per person to attend, payable at the door.
- Food Truck Events are planned for Saturday May 4 and a Saturday in September after school starts. The organizing committee consists of Director Leh, Melisa Christensen, Shane Orlick, and Julie Johnson.

Administrator's Report

- Administrator Williams reported the following:
 - Annual Disclosure Packages – Preparing to send out by November 15.
 - Assessments – Getting ready to send them out on December 31.
 - Halloween Parade -- Preparations work is completed.
 - Holiday Party invitations will go out November 5. The party will be December 2, 5-8 pm, \$20/person payable only at the door (cash, check or credit card). The Holiday Party will once again be “adults-only,” and this is for insurance reasons.
 - Annual Meeting – The date for the Annual Meeting will be Wednesday, January 16, 2019 at 7:00 pm at the Marin Art and Garden Center.

Next Regular Board Meeting: December 6, 2018

Meeting adjourned 7:20 pm

I, the undersigned secretary of the KWPOA, certify the foregoing to be true and correct.

Ann Becker, Secretary, KWPOA Board of Directors