

KENT WOODLAND PROPERTY OWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

January 23, 2020

Attending: Barr, Becker, Freeman, Leh, Wardell-Smith, Kursh, Baierlein, Williams (staff)

Call to Order: Meeting was called to order at 6:03pm by President Becker.

Approval of Minutes: Moved/seconded to approve December 4, 2019 minutes; unanimously approved.

Public Comment: None.

A/C report:

Three properties were recommended for ratification. Moved and seconded by Barr, Kursh; unanimously approved.

Anne Barr reported that the new state law regarding allowing ADU/JADUs will require board discussion. Board determined we need to hear from legal counsel on how/what we need to amend in our bylaws.

Annual Meeting Recap:

Annual Meeting went smoothly, with approximately 16 members in attendance. Speakers included Supervisor Katie Rice and representatives from FireSafe Marin and the Marin County Sheriff. Board agreed with AC Chair, Jim Schafer, that the annual AC report could be a handout rather than a verbal presentation.

2020 Board Officers Appointments:

It was moved, seconded, and unanimously approved to appoint the following officers for 2020:

Ann Becker – President
Bitsa Freeman – Vice President
Sara Wardell – Smith – Treasurer
Kirk Baerlein – Secretary

2020 Committee Members Appointments:

It was moved, seconded, and unanimously approved to appoint the following Architectural Committee members for 2020:

Jim Shafer (Chair), Trina Lavigna, Bill Reilly, Anne Barr (board rep), Tom Nichols

Welcoming New Members:

Jeff Leh would like to see a more welcoming format to educate new owners about living in Kent Woodlands. He will come up with a new welcome email from him

personally with some resources for new homeowners and include his contact info for new members to reach out to him.

Director Kursh presented a diagram designed to outline property improvements requiring A/C approval. This flyer will be included by Jeanne in real estate disclosure packages and new member packages effective immediately.

Administrator's Report:

Jeanne Williams reported that KWPOA's current CPA, Friedlander Cherwon Capper, contacted her on January 8, 2020 to advise they are not renewing the credential required to perform financial reviews. Therefore, we must find a new CPA who can complete our taxes and provide an Independent Accountants' Review Report, which we are required to provide to members on an annual basis. Williams and Treasurer Wardell-Smith will work together to engage a new CPA as soon as possible.

Other office activities this month included processing assessment payments, sending out parking permits, year-end accounting, and other ongoing tasks.

Next Regular Board Meeting:

Next board meeting is scheduled for February 27th

Meeting adjourned at 7:19pm.