

**KENT WOODLAND PROPERTY OWNERS ASSOCIATION  
REGULAR BOARD MEETING MINUTES  
SEPTEMBER 26, 2019**

Meeting was called to order at 6:01pm

**Attending:** Barr, Becker, Freeman, Gray, Leh, Wardell-Smith, Williams (staff)

**Excused:** Willard

**Approval of Minutes:** 8/22/19 minutes m/s/a, Wardell-Smith/Freeman

**Public Comment:** None

**A/C report:** Anne Barr recommended 3 properties be approved for ratification; m/s/a Wardell-Smith/Freeman. Anne reported that the A/C board is considering some additional language around the installation of generators as they are getting a lot of requests for them due to the PGE emergency power outages.

**Officers' Reports:**

**President:** Ann Becker shared a request from the Marin County Board of Supervisors regarding positions they are looking to fill on certain committees.

**Vice President:** Nothing to report.

**Treasurer:** Treasurer Gray reported that he and Jeanne worked on a draft of the budget. We are on track for both income and expenses to be inline with budget. Reserves are healthy but if they go up too much higher, we should consider another member rebate.

**2020 Assessment/Budget Discussion and Vote:** Board voted to keep annual assessment at \$275 for 2020 (m/s/a Leh, Freeman). Board voted to approve the budget as presented by Treasurer Gray, subject to September actuals and increasing design review expense budget \$5000 (m/s/a Grey, Wardell-Smith).

**Fire Safety:** Director Freeman reported on the endorsement by the BOS of the Marin Wildfire Prevention Authority. A proposed ballot measure for a JPA that would combine fire clearance, evacuation and maintenance of all county lands.

**Social Events:** Director Leh reported that the food truck event was a success with lots of children in attendance. He proposed our next event be May 3rd as there are fewer conflicts with other community events. Holiday Party is scheduled to be back at Woodlands Cafe on December 8 from 5-8pm and the price for admittance will remain \$20 per person.

**Annual Meeting:** The annual meeting is set for Wednesday, January 15th, 7:00pm at the Marin Art and Garden Center. Director Leh will ask the Sheriff to come speak.

**Speeding on Woodland Road:** Administrator reported that she's had complaints about speeding on Woodland Road and suggestions of traffic calming measures such as speed

bumps or a 4 way stop sign be installed at the Goodhill/Woodland intersection. Board currently does not support these measures but will ask Sheriff to bump up traffic speeding monitoring.

**Administrator's Report:** Administrator has been in touch with Halloween coordinator who wanted board approval for some additions to the evening festivities. Board supports naming event Trick or Treat Street and including dogs in costumes in parade. Festivities will begin at 5:00pm on Oct. 31 and the Halloween party at end of the parade will again take place at Eric Ryan's house on Woodland Road following the parade.

Prepping has begun for annual disclosure packets (they need to go out by November 15), assessments and potential election material. Request was made and board approved the purchase of a new computer and printer for office.

**Next Board Meeting:** Next board meeting on October 24 is a "Special Membership Meeting" where nominations for board positions can be proposed from the floor.

**Meeting adjourned at 7:24pm.**