



# Kent Woodlands Property Owners Association

## REGULAR BOARD MEETING MINUTES

**Monday, February 24, 2025 - 6:00PM**

Meeting held at 1010 Sir Francis Drake, Suite 200, Kentfield and via Zoom

**Directors Present:** Jeff Leh, Bitsa Freeman, Ghigo DiTommaso, Steve Ring, Paul Janzer

**Directors Absent:** John Millar

**Staff Present:** Jeanne Williams, Heather Hill

**Call to Order and Introductions:** Meeting called to order at 6:02pm.

**Fire Safety & Hazard Mitigation Report – Kentfield Fire Roundtable & Special Guests:** We had the honor of being joined by Fire Marshall Pasero and Chief Pomi who provided information regarding fire preparedness in Kent Woodlands. Some critical reminders that they emphasized include:

- Prioritize addressing fire risks in “zone 0” (within 5 feet of the home)
- Sign up for Alert Marin. Early notification and movement is critical! Only 27% of our residents are currently signed up.
- Prepare go bags and have an evacuation plan.
- Leave early. Use one car to exit the neighborhood, and stay in your car. Do not panic! Law enforcement will direct traffic.
- Get to know your neighbors, especially those that might need extra help during an evacuation.

Marin County is very proactive about fire preparation thanks to MWPA, the shaded fuel break project, yearly inspections, etc.

Heather Hill, our hazard mitigation specialist, can be a resource. You can reach her at [tamalpais2015@gmail.com](mailto:tamalpais2015@gmail.com).

**Electrical Wire Undergrounding Committee Update:** The committee is trying to grow support for a special district that can fund this work. They propose a workshop for the community that can be used to collect more information from experts. We also plan to send a follow-up poll to the community with more specific estimates.

**College Avenue Safety Improvements:** We had a very productive discussion with our new Marin County Supervisor Brian Colbert about the tricky and dangerous intersection at Woodland and College. Fortunately, not only is this on his radar, but he's requesting much needed funding for a College Avenue corridor project that could very well include a solution to ease the confusion at this intersection, increase the flow of traffic, and improve safety.

**LPR Cameras Update:** We just upgraded to the new FLOCK system and our information is now being shared with other county agencies should they need the license plate data. We will work with Supervisor Colbert's team to see if it is possible to power this system with a county lightpole.

**Roadside Litter Issues:** Litter is pooling in hard to reach valleys, particularly on Idlewood. The residents of Idlewood are going to work together on possible solutions.

**Updates from Supervisor Colbert:** Supervisor Colbert shared some of his top priorities with us. In terms of approach, he is focused on community outreach and operational excellence. The issues he is most focused on are wildfire preparedness, economic diversity, and infrastructure. He welcomes further feedback and partnership from our neighborhood.

**Social Events Update:** We will have food truck event on April 27. Carey Condy will be the lead on the Halloween Parade.

**Approval of 01-27-2025 Board Meeting Minutes:** Unanimously approved as submitted.

**AC Report and Ratifications:** None

**Public Comment:** None

**Sale of KWPOA-Owned Parcel Bordered by Buckeye/Diablo/Rock/Hillside:** The board unanimously approved a motion to: "1. Approve the sale of the KWPOA remnant parcel APN174-181-19 to an adjacent lot owner for the sum of \$75,000, minus allocated escrow costs, with the buyer paying KWPOA legal fees. 2. Authorizing President Jeff Leh to continue to work with KWPOA counsel Dave Feingold to complete the negotiations as to final contract language and upon counsel's approval to sign the purchase and sale agreement and any other related sale documents on behalf of KWPOA."

**Approval of Contract for Update to Governing Documents:** The board unanimously approved the language of a contract with Glenn Youngling, PLC for their work on updating our HOA governing documents.

**Kentfield/Ross Magazine:** We will include calls for Alert Marin signups and participation in the Governing Documents committee.

**Officer Reports:** Williams presented on behalf of Millar. We currently have a strong balance of \$362K. All but 27 assessments have been collected.

**Operations Report:** Williams is working on sending notices to late assessments and preparing for taxes and our annual financial review. She completed the installation of the LPR cameras (and their integration with law enforcement) and our migration to Quickbooks Online.

**Next Regular Board Meeting Agenda:** Our next meeting will be Monday, March 24. Next steps surrounding the Acorn Lot will be added to the agenda.

**Meeting adjourned at 7:55 pm.**

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Paul Janzer, SECRETARY

**PENDING APPROVAL**