



Kent Woodlands Property Owners Association

KWPOA ANNUAL MEETING MINUTES

Monday, January 14, 2026 - 7:00PM

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

Directors Present: Jeff Leh, Ghigo DiTommaso, John Millar, Joel Ritch

Directors Absent: Bitsa Freeman, Steve Ring, Paul Janzer

Staff Present: Jeanne Williams

Call to Order: Meeting called to order at 7:05 PM.

Opening Remarks: President Jeff Leh offered his thanks to the board, consultants, staff, and other volunteers. He highlighted the successful completion of the Acorn Lot entrance project, which raised over \$50,000 through a GoFundMe campaign, and expressed appreciation to the donors who made this possible. Leh also discussed ongoing efforts to improve power reliability in the Woodlands, including PG&E's plans to install fuse savers and conduct inspections.

Treasurer's Report: Treasurer John Millar reported a positive financial position for the Association. Income from the sale of a lot and the GoFundMe campaign allowed for improvements without impacting the Association's reserves. Current reserves stand at approximately \$270,000, equivalent to about 75% of our annual operating budget, which is an appropriate amount to hold in reserves. Due to this positive financial outlook, there was no need to raise the annual assessment for 2026.

The membership voted to adopt a resolution to apply surplus funds to the next year's budget. Millar advised attendees that the 2026 budget is posted on the KWPOA website for review.

Architectural Committee Update: The Architectural Committee Consultant, Kristin Tiernan, reported 51 applications in 2025. This included 16 no-fee hazardous tree removals, a number of addition/remodel projects, and administrative approvals. Kristin highlighted the committee's new members and thanked outgoing member Ann Becker and outgoing Chair Bruce Raabe for their service, while noting Keith Kirley will lead the committee moving forward.

Sheriff's Report: Deputy Jerry Niess provided a neighborhood update, noting no major incidents in the neighborhood since this time last year. He noted concerns about parking, speeding, and rising incidents of fraud. A member inquired about the CHP issuing citations in Kent Woodlands, and Deputy Niess explained that CHP handles traffic incidents in all unincorporated areas of Marin. He advised that his usual counterpart, Deputy Doug Allen, is transitioning out and will be replaced by other deputies.

Wildfire Resilience Design Framework: Board member Ghigo DiTommaso introduced Chris Roach and Andy Drake from Studio VARA, who presented a wildfire resilience design framework focused on reducing wildfire risk at the community and building levels. The presentation highlighted the importance of community collaboration, redundant systems, and strategic design choices to mitigate wildfire risks, using examples from recent fires. Andy and Chris discussed wildfire risk mitigation strategies, highlighting design features like low-ignition landscaping, non-combustible materials, and wildfire-resistant barriers. The discussion also touched on insurance challenges faced by community members due to wildfire risk.

Marin Water Conservation Initiatives: Carrie Pollard, Water Efficiency Manager, presented on Marin Water's programs to reduce residential water use in Kent Woodlands. She noted that data indicates that water use in Kent Woodlands is considerably above average. She highlighted the Conservation Assistance Program, which offers free site visits to identify water-saving opportunities, and encouraged residents to consider landscape modifications, such as removing lawns or upgrading irrigation systems. Carrie also discussed smart meter options, including AMI meters and the Flume device, which can help track water usage and detect leaks. Carrie will email the presentation to KWPOA for distribution to residents.

Kent Woodlands Undergrounding Project Overview: Joel Rich presented a detailed overview of a proposed undergrounding project for power lines in Kent Woodlands, explaining the costs, benefits, and process involved. The project would involve burying all wires, including those for power, Comcast, and PG&E. He emphasized that the community needs to gather 30-40 volunteers to conduct a survey of 425 homes, which must achieve an 80% support rate to proceed. The committee will issue another call for volunteers in the February newsletter, with interested parties encouraged to contact info@kwpoa.com.

Public Comment: A member raised concerns about pedestrian and cyclist safety in Kent Woodlands, particularly along Woodland Road between College Avenue and Ridgewood Road, and offered to do the initial work researching potential solutions with the County. The board agreed to add this to the January 26 board meeting agenda for further discussion.

Meeting adjourned at 8:47pm.

Paul Janzer, SECRETARY

APPROVED 01/26/2026