

KENT WOODLAND PROPERTY OWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

April 22nd, 2021

Call to Order: Meeting was called to order at 6:02 pm by President Becker

Attending: Barber, Becker, Freeman, Leh, Wardell-Smith, Baierlein, Kursh, Williams (staff) (all via phone call /Zoom video conference) (Hagey—absent)

MMWD Presentation on Current Drought Situation:

Paul Sellier (Operations Director) & Larry Bragman (Board Member)

- Historical Reference
 - 2020 was the second driest year in last 90 years (just over 20 inches of rainfall)
 - 2021 drier than 2020 (current reservoir capacity at 52% vs normal average of 90%)
 - If nothing is done via conservation reservoirs would be at 22,000 acre feet by December 2021
- Water Use Restrictions Adopted in April 2021
 - No washing cars at residence/in driveway
 - No power washing homes & businesses
 - No washing residential driveways & sidewalks
 - Garden Hoses must have shut off nozzles
 - Potential Restrictions on irrigation coming in May
 - Violations: Warning > \$25 fine > \$250 fine for subsequent violations
- Long-Term Plan & Initiatives
 - Desalination Plants from Bay (Regional or County)
 - Water Transfers from East Bay Pipeline (early stages of exploration)
 - Ground Water Basin in Santa Rosa
 - Expanding & rebuilding pump station at Constania on Sonoma County border

White Paint Task Force Update

- New potential planner identified, Lorraine Weiss, 20 years of experience in Marin as a planner
- Key CC&R and Rule Provisions: natural colors, earth tones, non-reflective surfaces
- Proposal:
 - Hire Lorraine Weiss (starting at end of May/beginning of June)
 - Initiate 90 day process to evaluate issues
 - Come to August 26th meeting with a set of proposals that are ready for Board action
 - Depending on what Board decides, to do a member vote then or at the end of the year
- Things for Planner to Consider:
 - Characteristics of any home colors, LRV's
 - Variations on what is allowed based on elevation, visibility or proximity to other homes
 - Visual survey of Kent Woodlands
 - Any AC points of discretions
- Process
 - Evaluate visual impact of changing our paint color rules
 - Conducting community outreach
 - Considering potential legal issues
 - Draft language that is clear and consistent with our rules and likely to gain acceptance
 - Work with AC and Board throughout
- Parameters to Discuss
 - Timeline
 - Issues with Process
 - Mechanism available to us for implementation
 - Option A: amend CC&R's via Membership vote
 - Option B: the Board revises architectural rules without any community vote or poll
 - Option C: the Board decides with member input from non-binding poll
 - Next Steps
 - Approve hiring Lorraine Weiss at \$215/hour
 - Confirm voting issues with legal counsel

- Confirming with counsel whether or not we are allowed to have a rule change to allow lighter shades of earth tones, but only allow certain homes that we define in parameters have it or not or whether CC&R's prevents Board from doing that. This answer could also help shape the scope of work requested of the planner.
- M/S/A approval to hold a yes/no poll of our membership on proposed language for the architectural rule change to influence the Boards' vote. The poll will be initiated no later than September 15th 2021, and will include 30 days of outreach by email, mailing to each household
 - Unanimous vote
- M/S/A approval of expenditure to retaining Lorraine Weiss, or a suitable alternative, to work with the White Paint Task Force and as appropriate with the AC and the Board to help us craft the final draft of changes that will be proposed to the community of the Architectural rules and whatever advisory services are needed to do that
 - Yes votes—Becker, Kursh, Baierlein, Leh
 - No votes—Freeman, Wardell-Smith

Approval of Minutes: M/S/A approval of March 25th, 2021 minutes.

Public Comment:

- If there was a rule that would allow some people to have white paint, I would really need to understand why I was being denied that, since I live on a hill and am visible

Architectural Committee report:

- Ratifications approved- 2 (234 Evergreen, 69 Rock)

Hazard Mitigation Specialist Update

- Still looking for a potential candidate. Job posting will be placed in next newsletter and on Nextdoor.

Fire Safety

- Impending drought has KFD on high alert and are continuing to remind residents to clear their properties of excess fuel

Officer Reports:

- President:
 - No report
- Vice President:
 - Dog stations up and running
- Treasurer Report: financial position remains outstandingly strong and taxes have been completed by RJR

County Update: No report

Social Events Update:

- Food truck event is set for Sunday 9/12/21 from 5:30-7:30 (assuming allowed with COVID)
- Holiday Party: at Guesthouse in outside tent which can accommodate ~100 people. Scheduled to be Sunday, December 5th

Administrator's Report:

- 6 unpaid assessments (proceed with pre-lien notice)
- Agreement for easement for LPR cameras still needs to be recorded and redone for the County

Next Regular Board Meeting: Next board meeting is scheduled for May 27th, 2021

Meeting adjourned at 8:47pm