



Kent Woodlands Property Owners Association

Regular Board Meeting Minutes December 4, 2023 - 6:00PM PST Hybrid with Meeting Owl

Present: **Directors:** Becker, DiTommaso, Freeman, Johnson, Leh, Wardell-Smith (Zoom)
 Staff: Hill (Zoom), Williams
 Guest: Bruce Raabe, AC Chair (Zoom)
Absent: **Directors:** Hagey

Call to Order: President Leh called the meeting to order at 6:07 pm PST.

Public Comment: An open forum was held where members were given an opportunity to address the Board. Comments were made by two members in opposition to the proposed appointment of a member to the Architectural Committee.

Approval of 10/23/23 Minutes: ***M/S/A to approve the Minutes of the October 23, 2023 Board meeting as submitted.***

Fire Safety & Hazard Mitigation Report: Hill reported that six new notification letters are going out Friday. All other issues have been resolved. Director Freeman added that she has renewed our FireWise application.

AC Report and Ratifications: Director Johnson reported on and asked the Board to ratify the AC's approvals for four projects: ***M/S/A to ratify AC approvals*** of projects at 111 Goodhill, 15 Blue Ridge, 6 Turnagain, and 50 Idlewood.

Revised Architectural Rules: ***M/S/A to approve President Leh's motion that the revised Architectural Rules be sent to membership for another 28-day review and comment period.*** In addition, President Leh reported that the AC application has been amended to include a time waiver for the four categories of larger projects to ensure that the ratification of projects remains in Board control.

Nomination of new AC Rep: ***M/S/A nomination of Johnson as the Board's "AC Rep" effective January, to replace Becker, who has resigned from the Board as of January 17, 2024.***

Proposed Appointment to Architectural Committee: President Leh stated that the discussion and vote will be tabled to the next Board meeting.

Unapproved Exterior Paint Color – Tracker Update: President Leh reported that for members who haven't responded to the letter, KWPOA will insert a letter in their Disclosure Package in the event of a sale or other change in title, advising any new owner that repainting in an approved color is required.

Annual Meeting and Election Update: President Leh stated the Annual Meeting will be on January 17, 2024 and led a discussion of possible agenda items.

Roundabout/Safety Improvements Report: Director DiTommaso reported that he met with Warren Wells, the Planning and Policy Director for the Marin County Bicycle Coalition, in order to understand how to get projects approved.

Entrance Beautification and Acorn Lot: Director DiTommaso summarized progress to date and stated they are currently preparing for a member information session in December. The Board once again discussed the possible cost of the project, roughly \$350,000 or about \$750 per member parcel.

Carbon Neutrality Task Force Report: Director Johnson, Chair, reported that the task force is preparing a January mailer to members, a report card on neighborhood emissions which will be published annually. Discussion followed regarding how to cover the cost of the mailer.

Kentfield & Ross Living Magazine: Discussion of the subject of the upcoming KWPOA page.

Social Events Update: President Leh reported on the Holiday Party, saying that it was a success. Tickets were sold to 110 people. Payment in advance with no refunds was a good idea because the no-show rate was 18%.

Officer Reports:

Treasurer's Report – Director Wardell-Smith, Treasurer, reported on the current deficit and the fact that she transferred \$20,000 from our investment account to the operating account. President Leh added that he and Wardell-Smith spent time reviewing the budget line by line. Leh stated that we will need to continue to raise assessments and that expenses need to grow less than the revenue increase. Wardell-Smith pointed out that design review expenses exceed design review revenue. AC Rep Johnson volunteered to talk with the AC Chair about the AC proposing increases in design review fees.

Operations Report: Williams reported that her current projects include the Entrance Beautification Information Session; assessments which go out in late December; and the Annual Meeting on January 17.

Next Regular Board Meeting Agenda: President Leh provided instructions for the Agenda for the next Board meeting.

Next Regular Board meeting: Monday January 22, 2024 at 6:00pm. Agenda to be published.

Regular Meeting Adjourn and Reconvene in Executive Session: President Leh adjourned the regular session at 7:36 pm PST.

Respectfully submitted, Ann Peckenpaugh Becker, Secretary