



# Kent Woodlands Property Owners Association

*Regular Board Meeting Minutes  
October 24, 2022 - 6:00PM PST via Zoom*

**Present:** Becker, Freeman, Wardell-Smith, Leh, Altman, Hagey (Directors), Williams, Hill (Staff), several members of public (All via Zoom / conference line)

**Call to Order:** President called the meeting to order at approximately 6pm PST.

**Public Comment:** Received public comment from two members.

**Approval of Prior Board Meeting Minutes:** Minutes unanimously approved as distributed.

**AC Report and Ratifications:** Reported one project for AC approval. MSA to ratify. Noted that, at times, KWPOA rules may be more restrictive than county plans regarding setbacks. Discussion of having AC member report to board on projects to provide advance detail and forewarning of any potential issues. AC report unanimously approved.

**Fire Safety & Hazard Mitigation Report:** Hill reports she has been dealing with inspections and re-inspections, PGE questions, etc. Ridgecrest tree removal is occurring. Hill will continue drive-by inspections.

**Open Director's Seat:** Discussion around whether to appoint now or later. Discussion of leaving seat to allow incoming President to appoint in January.

**2023 Budget / Treasurer Report:** (A) Wardell-Smith discussion around HOA dues to \$325 per lot. Woodlands historically far under market for HOA dues. Need to address projected fees and increased overhead. Board unanimously votes to approve assessment increase. (B) Review and discussion of 2023 Budget itself, Subject to executive compensation discussion. Board unanimously approves 2023 budget. (C) Wardell-Smith suggestion around interest rate applicable to delinquent dues. Motion withdrawn. (D) CPA firm is closing doors, looking for new firm to provide accounting relative to KWPOA. Motion to retain new firm of Hiep Pham CPA, Inc., charging the same or similar rates as prior firm. Unanimously approved.

**New Design Review Fee Schedule:** Motion to approve new design review fee schedule unanimously approved.

**Proposed revisions to AC Rules:** Discussion around new rules which AC committee states is intended to harmonize with CC&Rs. AC committee expended dozens of hours analyzing and re-working AC rules to ensure CC&R compliance and provide better notice to members. Includes removal of trees and views provisions. Motion to approve, to extent in conformity with existing CC&Rs, including Board's ratification of new color board following public comment and vote, unanimously adopted.

**Woodlands Entrance and Roundabout discussion:** Various inquiries and action around potential modification of street entrance to neighborhood. Altman taking lead on discussion with county representatives. Further inquiries and updates will continue.

**Officer reports:**

President – Project Homekey update, including information that project will not pay for security presence.

VP – request for additional dog excrement disposal station along Ridgecrest. Discussion of needs, placement, foot traffic. Dog stations received near universal appreciation and support within neighborhood. Motion to install additional station unanimously approved.

County update – None

Social update – Halloween upcoming, lots of volunteers, involvement of local fire fighters, party at Ryan’s property on Woodland Ave. Discussion of annual holiday party on Dec 4.

**Next regular board meeting:** Monday, December 5, 2022 at 6:00pm, in person or via zoom. Agenda to be published.

**Regular Meeting Adjourn:** 8:28pm PST.