

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION**  
**REGULAR BOARD MEETING MINUTES**  
**August 26th, 2021**

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

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

**Lighter Earth Tones Task Force**

Lorraine Weiss presented and proposed a new rule change for allowing lighter earth tones:

**Proposed New Rules**

Applicants are permitted to change the exterior color of their home when using colors in the range of colors provided on the KWPOA Base color board. If an Applicant wishes to use a color on the KWPOA Extended color board, they must apply to do so. Applicants who wish to use the Extended color board will:

1. Prepare a 4' by 4' paint swatch (or other material if a non-paint exterior is being proposed) on a board and make it easily available for viewing by neighbors and interested parties. Show both body color and trim color on the painted board.
2. Notify abutting property owners of the color modification with a letter indicating the proposed color change and ask the property owner to respond to the following:
  - Whether or not property owner(s) has significant objections to the proposed color change.
  - If there are objections, the abutting property owner(s) provide signatures and comments to explain their objections regarding the proposed color, how it infringes on their privacy and seclusion, and/or could result in an impact to their property.
3. Apply for an exterior paint color change with the Kent Woodlands Property Owners Association (KWPOA) Architectural Committee, provide the above stated information, and any other required details to proceed with the review process.
4. A paper notice is distributed to property owners within 100 yards of the subject property notifying neighbors of the proposed color change.
5. Color proposal is published in the KWPOA newsletter.

**Public Comment:**

- Could be difficulty working with neighbors
- Reflection can occur, regardless of temperate climate
- Color of house is no different than a setback rule
- Would like a vote, as opposed to a poll
- 100 yards may not accommodate all viewable perspectives
- Fire is most important issue
- Not considering what properties would look like when tree removal truly occurs due to fire mitigation
- Take measured approach, socialize those options, coming up with a defined voting strategy
- Enforcement will be a huge part of this
- Proposal seems unworkable, would turn neighbor vs neighbor
- This neighborhood is one of a kind, and is why people seek to live here

M/S/A approval to table discussion on the proposal by the consultant, Lorraine Weiss.

**Approval of Minutes:** M/S/A approval of June 24<sup>th</sup>, 2021 minutes.

**Architectural Committee report:**

- 2 Ratifications;
  - 320 Crown Road (M/S/A approval)
  - 10 Diablo (M/S/A approval) (Possible appeal pending)

**Fire Safety Report**

- Evacuation Committee: fire evacuation committee proposes utilizing zone street captains within the Kent Woodlands (10-20 house radius) to make sure neighbors take care of neighbors should a fire occur
- Michael Warner update (new hazard mitigation consultant):
  - 40 individual consultations with homeowners thus far
  - Update defensible space regulation language
  - Participated in local stakeholder meeting
  - Fire Evacuation protocols: evacuation door hangers, mass alert notification plans
  - September 13<sup>th</sup> week: chipper days
  - MMWD improving Indian Fire Road access to emergency vehicles
  - 10 current complaints and needs for assistance from residents

**Officer Reports:**

- President:
  - No report
- Vice President:
  - No report
- Treasurer Report:
  - Request for fiscal conservatism, expenses have jumped by \$40,000, largest are:
    - Design Review expenses
      - Discussion Point: should we do an analysis on potentially raising these fees which haven't been updated in over a decade?
    - Operational (brush removal, dog waste)
    - Staff Expenses
    - Professional Fees (Planner consultant)

**County Update:** No report

**Social Events Update:**

- Food Truck Event: September 12th (5:30-7:30pm)
- Holiday Party: December 5<sup>th</sup> at Guesthouse at 5pm

**Administrator's Report:**

- All assessments have been collected except for 1

**Next Regular Board Meeting:** Next board meeting is scheduled for September 23rd, 2021

**Agenda:**

- Design Review Fees and Pre-Application Fees

**Meeting adjourned at 8:20pm**