



Kent Woodlands Property Owners Association

Regular Board Meeting Minutes April 24, 2023 - 6:00PM PST hybrid with Meeting Owl

Present: **Directors:** Becker (Zoom), Freeman, Hagey (Zoom), Johnson, Leh, Wardell-Smith (Zoom)
Staff: None

Call to Order: President Leh called the meeting to order at 6:02pm PST.

Public Comment:

Bruce Raabe, member at 226 Woodland, shared his opinion of a board governance issue regarding an instance in which a board member contacted him about a perceived CC&R violation on his property.

Fire Safety Hazard Mitigation and NRG Report:

No report given.

Approval of Prior Board Meeting Minutes: M/S/A to approve Minutes from 3/27/23 as distributed.

AC Report:

AC Report: Johnson reported on 2 applications this month: 70 Rancheria was a Preliminary Review of the addition of a partial second story; 313 Goodhill was an application to install solar panels on a hillside. No ratifications were sought due to recent guidance from Counsel that Board ratification of AC approvals is not necessary.

Revised Architectural Rules: Johnson reported that the Revised Architectural Rules which were reviewed by Legal Counsel and edited accordingly by Johnson and Becker, and which were then reviewed by the Architecture Committee, will go out to Board members shortly for discussion and a possible vote at the May board meeting.

White Houses and “Grandfathered-in” Houses: President Leh reported that Johnson has drafted a letter which he proposes would go out to members with white houses asking them to paint their houses in an approved color the next time they paint their house. This will show that the Board has made a good faith effort to address the issue of some member properties being allowed to have white houses. Johnson will send her letter to the Board shortly for further discussion at the May board meeting.

Household Pet Definitions Considerations

Public Comment: Bruce Raabe, member at 226 Woodland Rd., spoke in favor of the Board viewing hens as “usual and common household pets” which he believes would be allowed by the CC&Rs.

Board discussion centered around the spirit of our CC&R's intending to protect neighbors from nuisances stemming from large numbers of pets, and/or unusual pets. While the board didn't have objections to the concept of members keeping a small number of hens, the point was made that it may not be necessary to codify for our members a list of usual and common household pets that would be allowed, nor codify a list of unusual and uncommon household pets that wouldn't be allowed. No motion, no vote.

Roundabout/Safety Improvements/Entrance Beautification Report:

Roundabout/Traffic Circle at intersection of College/Kent/Woodland: No report given.

Diseased tree removal near Acorn Lot: Hagey reported that the Board asked him to contact tree removal companies for bids to remove trees in the area of the Acorn Lot. Bartlett Tree Service agreed to donate their time to examine and evaluate trees which may be diseased and hazardous. Their report will be available for review at the May Board meeting. He noted that the Acorn Lot area also has Poison Oak.

Walkability Task Force: Hagey reported that the County is resistant to install signage saying these are multi-use roads meant for vehicles, bikes and pedestrians.

Entrance Beautification: Discussion, no motion, no vote. To be discussed at the May Board meeting pending further research.

Carbon Neutrality Task Force Report: Johnson reported that the 4/18/23 Kick-Off at the Lark Theater was well-attended and proved to be a true community-building event. Two episodes were shown of a documentary series, "Empowered: Energy Heroes," produced and directed by Kent Woodlands resident Kiki Goshay, followed by a panel of experts in renewable energy.

Open Board Seat: President Leh reported that he has been reaching out to people who might be interested. He said he will ask that Jeanne Williams include a notice of the opening in the next newsletter.

Short Term Rentals Policy: Tabled to May Board meeting.

Kentwoodlands.org G-Suite Migration: Tabled to May Board meeting.

Officer Reports:

Vice President Report: Becker reported that she continues to work with President Leh on tracking enforcements. Becker also stated that there is no progress to report regarding the Public Safety Working Group of the CAG for Project Homekey.

President Report: President Leh stated that the Project Homekey Information Session will be held on the evening of Tuesday May 16. It will focus on public safety issues in hope of preventing the problems experienced at the Milpitas Project Homekey. He also mentioned that Kentfield&Ross Living Magazine has agreed to give KWPOA a free page each month to promote what KWPOA does for the community. This was proposed and arranged by Freeman who said she will be looking for content. The deadline is the 10th of each month for the following month's issue. The first entry will be about the Carbon Neutrality Task Force. The second will be about the Fire Safety Committee.

Treasurer's Report Treasurer Wardell-Smith reported that our financial position remains in good standing. Year to date revenue for the first quarter was \$149,000 versus \$130,900, which is 7%, higher year over year. Year to date Design Review income is under \$4,000, which compares to \$16,000, the same time last year. Expenses through Q1 were marginally higher, \$53,000 versus \$51,000. Net income for Q1 is \$97,000, versus \$88,000.

Social Report: President Leh reported that the next social event is the Food Truck event in May.

Operations Manager Report: None given. President Leh gave a "shout out" to Williams for doing an incredible job preparing for her absence.

Next regular board meeting: Monday, May 22, 2022 at 6:00pm. Agenda to be published.

Regular Meeting Adjourn: 7:04 pm PST.

Respectfully submitted,
Ann Peckenpaugh Becker, Secretary