

## KWPOA Meeting Minutes

July 28, 2022 via Zoom

President Ann Becker called the meeting to order at 6:01pm

No public comment

M/S/A for the minutes of 6/23/2022 with the following changes; remove Bruce Raabe as attending staff, please clarify that under light paint survey a motion was made and a vote was taken.

### **AC Report and Ratifications:**

Michael Barber reported that 3 projects are to be ratified this month and he commented that next month will be busy with 5 projects and 6 site visits on the agenda.

### **AC Rules Document - Revisions proposed by AC:**

AC Chair Julie Johson reported that the architectural committee has worked to clarify the rules and regulations so they more closely adhere to the language in the CCRs. Many of the current rules and regulations have language not found in the CCRs which has been confusing to applicants who are following the CCRs when they submit plans. Their goal is to get these rules right so individual AC committee opinions don't cloud decision making and when homeowners come to the AC they are thanked and encouraged to do so with rules that closely adhere to the CCRs. Board has decided to take the next 30 days to review the proposed revised Architectural Rules, with emphasis on points raised in the cover letter document, and be prepared to vote on submitting the revised document to membership at our September meeting.

### **Exterior Paint Color Board: Discussion and Vote:**

KWPOA admin Jeanne Williams said she didn't receive any comments from membership regarding the 30 day comment period on the proposed color board.

President Ann Becker made a motion to adopt the new, expanded color board consisting of the existing color board as well as new rows, 6,7,8,& 9, which are new lighter earth tones with LRVs up to 55. M/S/A

Admin Jeanne Williams recommended the office needs a new physical color board which AC chair Julie Johnson said she'd provide.

### **Fire Safety & Mitigation Report:**

Heather Hill reported that one home cleared all their violations. Other property owners that Heather has visited are working on clearing up their properties. She said a lot of the homes that still need attention are mainly on Goodhill and Crown as are many of neighbor complaints. For our upcoming newsletter Heather will write a column informing homeowners about native plants and invasive species and utilizing goats to help lessen fire danger. Also Heather reported work will commence soon on the 32 mile shaded fuel break in the Ross Valley and some of that land borders Kent Woodlands.

**Entrance Beautification:**

Nothing to report

**Delinquent Assessments: Resolution to Record Liens Against Unpaid Members:** Jeanne reported that there are two member properties who've not responded to multiple requests to pay 2022 annual assessments. A motion was made to adopt the Resolution, motion seconded, board adopted.

**Info Session for Members Re: MMWD on 9/14/22:**

Jeff would like KWPOA to host an info session for our members on Wednesday September 14th to hear from all the candidates .

**Officer Reports:**

Treasurer- Sara reported our financial position remains healthy. Revenue year -to -date is \$170,000 vs. \$100,000 last year, Residential assessments are the largest share of that increase due to prior year's rebate and an increase of design review income of \$25,000. From our balance sheet perspective our total assets & liabilities are \$348,000 vs. \$377,000 last year.  
President - Ann reported on her activity on the community advisory group for Project Home Key. They are working hard as a sub-group of the public safety working group to try and make some changes that would require ECS to have a presence on the property 24/7. They currently only guarantee only several hours each workday, generally around the hours when kids are commuting to and from school.

Vice President - Bitsa reported that College of Marin is asking for an audience with our community to present their Master Plan Update. It's very important that the community have a chance to weigh in on all the changes the college plans to make in our community, they have been purchasing many of the surrounding properties that have recently come up for sale. Bitsa will coordinate with the college to organize a community informational meeting.

**Social Events Update:**

Jeff reported that the next food truck event will be September 11, 2022. Looking forward to the Holiday Party, Guest House management will allow us to host in their parklet Sunday December 4 but due to limited capacity in the parklet they will need to rent equipment to allow us to expand to 108 guests. The price will need to increase to \$35 a head from \$20 last year. The board supports the increase.

**Administrator's Report:**

Jeanne is keeping busy with all the various projects she's got going on in the office

**Next meeting Sep 22, 2022 . Moving forward, starting October 24th, board meetings will be the 4th Monday of the month.**

**Board Meeting adjourned at 7:08pm**