



# Kent Woodlands Property Owners Association

## REGULAR BOARD MEETING MINUTES

**Monday, March 24, 2025 - 6:00PM**

Meeting held at 1010 Sir Francis Drake, Suite 200, Kentfield and via Zoom

**Directors Present:** Jeff Leh, Bitsa Freeman, Ghigo DiTommaso, Steve Ring, John Millar, Paul Janzer

**Directors Absent:** n/a

**Staff Present:** Jeanne Williams

**Call to Order:** Meeting called to order at 6:02pm.

**PG&E: Representative to Address Outages in Kent Woodlands:** We were joined by Tony Walls from PG&E to discuss the frequency of power outages in our neighborhood. In the past, these issues were primarily caused by a faulty underground line that has recently been replaced. Since December 2024, any issues have mostly been caused by weather (atmospheric rivers) and vegetation. In Q1'25, more than 900 trees in our neighborhood were flagged for work, and >90% of them have been trimmed or removed. PG&E conducts regular patrols and inspections of our neighborhood for potential vegetation issues. There has been significant line hardening in our neighborhood.

**Electrical Wire Undergrounding Committee Update:** We also discussed electrical wire undergrounding with Mr. Walls. PG&E ads claim that undergrounding reduces fire risk by >90%. PG&E has ranked every area of the state power system by risk, and they use this to prioritize their own undergrounding work. This prioritization is not public. Mr. Walls shared that the Sir Francis Drake corridor is highly ranked in terms of risk, but he was unsure what this meant for timeline. He will ask what he is allowed to share and follow up. He will also put us in touch with other PG&E employees who have more expertise/insight regarding undergrounding.

The board unanimously approved an expense of \$2800 for the Electrical Wire Undergrounding Committee to hold a workshop with assessment engineer Dennis Klingelhofer. The goal of the meeting is to produce a more accurate estimate regarding the cost of undergrounding lines in the Woodlands.

**Public Comment:** none

**Approval of 02-24-2025 Board Meeting Minutes:** Unanimously approved as submitted, with Millar abstaining.

**Acorn Lot Maintenance and Landscaping:** Cleaning out hazardous and invasive plants from the Acorn Lot has exposed the area in a way that some members find unsightly. Our goal is to maintain a safe and nicely landscaped entrance. For the April board meeting, Ring and DiTommaso will bring a proposal regarding the removal of two Monterey pines that have reached maturity as well as some basic landscaping that will improve the aesthetics of the lot.

**Fire Safety & Hazard Mitigation Report:** Hill will continue to aggressively monitor fire risks. Freeman to take over outreach to members who are in violation of defensible space requirements. Our top priority is to increase AlertMarin signups, which we will continue to promote in the newsletter.

**AC Report and Ratifications:** Unanimously approved as submitted, with Janzer abstaining.

**College Avenue Safety Improvements:** DiTommaso to follow up with Supervisor Colbert's office regarding this project.

**Governing Documents Revision: Process and Outreach:** So far, five members have signed up to be part of this committee. Please email [info@kwpoa.com](mailto:info@kwpoa.com) if you're interested in participating. A survey is being sent out to help us better understand what is most important to members as we go through this process.

**Social Events Update:** We will have a food truck event on April 27. Leh to reach out to the Sheriff.

**Kentfield/Ross Magazine:** Freeman to own this update.

**Officer Reports:** Millar reports that we have received \$214K in assessment income and \$22K in design review income. We currently have a balance of >\$300K. We are on budget to date.

**Operations Report:** There are 7 members who still haven't paid their assessments. Pre-lien notices go out at the end of March. Williams is working on the governing documents revision and food truck event.

**Next Regular Board Meeting Agenda:** Our next meeting will be Monday, April 28, 2025.

**Meeting adjourned at 7:46pm.**

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Paul Janzer, SECRETARY

**APPROVED AT THE 4/28/25 BOARD MEETING**