



# Kent Woodlands Property Owners Association

## REGULAR BOARD MEETING MINUTES

**Monday, January 26, 2026 - 6:00PM**

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

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

**Directors Absent:** n/a

**Staff Present:** Jeanne Williams, Zachary Meier

**Call to Order:** Meeting called to order at 6:04 PM.

**Public Comment:** None

**Approval of 12-01-25 Board Meeting Minutes and 01-14-26 Annual Meeting Minutes:** Unanimously approved as submitted.

**Appointment of 2026 Board Officers and Committees:** The following officers were unanimously re-elected to their positions: Jeff Leh as President, Bitsa Freeman as Vice President, John Millar as Treasurer, and Paul Janzer as Secretary.

The board voted to maintain the current standing legal, architectural, fire, and electrical wire undergrounding sub-committees. The following individuals were appointed to these sub-committees:

- Legal:
  - Noah Hagey
  - Pat Hagan
- Architectural:
  - Keith Kirley, Chair
  - Erik Altman
  - Ariana Hellebuyck
  - Austin Johnsen
  - Tom Nicholson
  - Steve Ring, Board Representative

After we receive the results of the undergrounding survey, the board will consider naming members to the Electrical Wire Undergrounding sub-committee.

**Fire Safety & Hazard Mitigation Report:** Meier provided a fire safety and hazard mitigation report, noting relatively quiet conditions but three outstanding residence addresses requiring follow-up. Meier will give special focus to “oleander tunnels.”

**Electrical Wire Undergrounding Committee Update:** Three new residents volunteered to help with outreach leading up to the survey. We’re still looking for more volunteers.

Rich has been exploring options for financing costs that aren’t covered by the bond.

**Architectural Committee Report and Ratifications:** Unanimously approved as submitted.

**Governing Documents Revision Update:** Freeman provided a high-level overview of 10 substantial proposed changes that will require more board discussion. Four that were flagged as needing particular focus were occupancy limits, pets, nuisance, and “substantial destruction.”

The board will review the proposed changes before the next board meeting and dedicate 40 minutes to discussion.

**College Avenue Safety Improvements:** DiTommaso reported challenges in getting updates from the county on the temporary roundabout trial. The board will follow up with Susannah Mrazek from Supervisor Colbert’s office for more information.

**Woodland Road Corridor Safety:** Woodlands resident Drew Varady presented a proposal for addressing safety issues along the Woodland Road corridor. The board gave him feedback on his proposal. Varady will summarize his top asks and report back to the board.

**Social Events Update:** We will hold a food truck event on 5/31.

**Kentfield/Ross Magazine:** Freeman will contribute an article on the new building at College of Marin.

**Officer Reports:** none

**Operations Report:** Williams is processing assessments and sending out parking stickers.

**Next Regular Board Meeting Agenda:** Our next meeting will be on Monday, February 23.

**Meeting adjourned at 7:31 pm.**

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Paul Janzer, SECRETARY

**APPROVED 02/23/2026**