

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
October 28th, 2021**

Call to Order: Meeting was called to order at 6:04 pm by President Becker

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

Approval of Minutes: M/S/A approval of September 23rd, 2021 minutes.

Architectural Committee report:

- 65 Rancheria ratification approved

Fire Safety & Hazard Mitigation Report

- Have identified four problematic properties and will send letter to address the problems with regards to fire mitigation
- Proposed captains for evacuation zones within Kent Woodlands
- Fire Wise status has been renewed for Kent Woodlands

Nominations for 2022 Board of Directors Elections

- Leh and Freeman intend to remain on the Board of Directors
- Baierlein and Kursh will be stepping down from the Board of Directors

Annual Meeting & Election

- Meeting will be set on January 19th if no election, January 26th if there is an election
- Meeting will be on Zoom, and if election

2022 Assessments & Budget

- \$275 assessment for 2022
- Higher expenses (fire mitigation, pet waste, architectural, administrative) weren't factored into this year's budget
- Michael and Jeanne to provide a clear approach by next month's meeting on updating the fee schedule for architectural projects
- M/S/A approval of 2022 Budget

Addition of Lighter Earth Tones To Color Board

- Will present expanded color board on December 2nd meeting
- Board will vote on updated color board and potentially moving forward with all-member survey

Officer Reports:

- Vice President:
 - Reported on the County's Housing Element update.
- Treasurer Report: no report

Social Events Update:

- Halloween Celebration: 26 table volunteers. Sunday October 31st. KWPOA sponsored after-parade pizza party at 125 Woodland Road
- Holiday Party: December 5th at Guesthouse at 5pm. Limited to 100 people. (Tents will be provided)

Beautification of Kent Woodlands Entrance

- Corner of Woodland and College, owned by KWPOA, currently overgrown brush
- Initial cost would be \$7,000, half for survey, half for design. Approximate cost would be \$125,000 to do a full landscaping design
- Jeff will meet with a few landscapers and come back with bids

Administrator's Report:

- Disclosure packages to be sent out in mid-November
- Holiday party invitations going out soon
- Assessment billing going out end of December
- Annual meeting will be on Zoom, and finalize speakers at December meeting

Next Regular Board Meeting: Next board meeting is scheduled for December 2nd, 2021

- Agenda Items:
 - AC fee revision proposal

Meeting adjourned at 7:40pm