

# **KENT WOODLAND PROPERTY OWNERS ASSOCIATION**

## **REGULAR BOARD MEETING MINUTES**

### **September 24, 2020**

**Call to Order:** Meeting was called to order at 6:03 pm by President Becker

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

**Public Comment:**

- Marcy Ginsburg: interested in outcome of survey outcome from sub-committee and tree removal discussion

**Approval of Minutes:** M/S/A approval of August 27th minutes.

**Task Force – White Paint Survey**

- Reconciliation of addresses by Jeanne will occur to ensure one vote per address
- Both digital and paper version will be made available
- M/S/A for Board to send survey out as produced to membership via email in week of September 28<sup>th</sup> as well as October newsletter regarding whether they are in favor of adding white, off-white or light gray to approved exterior paint list

**Task Force – Brush and Tree Removal**

- Task Force recommending adding language to:
  - CC&R Article 8 Section 1. d ‘as outlined by the State of California fire clearance zones’
  - CC&R Article 6 Section 8 ‘as defined by the State of California fire clearance zones’
  - A/C board representative Anne Barr says edits not necessary as fire language already stated, would need to go to vote of entire membership for this additional language.
- Concept of adding fire inspector/consultant for KWPOA to be liaison between KWPOA and Governmental authorities (County and/or State)
  - Need to get clarification from Counsel on use of funds for Fire Consultant
- Concept introduced to offer residents ability to get a paid consultation from FireSafe Marin and/or unbiased assessment of property within the next newsletter
- Get Kentfield Fire Chief to be a guest speaker at our next meeting to discuss macro-level ideas and concepts to educate and enforce Fire Safety policies within the KWPOA

**Task Force – Solar Panels & Generators**

- Task Force recommended changes to AC procedures:
  - Simply notify AC committee of Solar addition to house, if other than roof of building

- Generators that include sound muffling and commercially sourced should be administratively approved
- Additional concept introduced of simply redirecting our members to County standards for Solar & Generators rather than insert AC on technical issues
- Board to examine County vs AC approval policies and regulations of both Solar and Generators at next meeting
- Get clarification from counsel on whether we need to change approval of Solar and Generators via CC&R's or through AC Rules

**Architectural Committee report:**

- M/S/A of 3 ratifications

**Officer Reports:**

- President: No report
- VP: No report
- Treasurer: strong balance sheet, continuing to build cash reserves. Areas of awareness, potential discussion about rebates of annual dues

**Social Events Update:**

- No post-Halloween parade party
- Further clarification needed by County for any type of Halloween event

**Administrator's Report:**

- Annual Meeting: January 20<sup>th</sup>, 2021 (potentially virtual on Zoom)
- Prepping for annual disclosure packages
- Prepping for annual meeting and elections
- Preparing for 2021 assessments
- December 3<sup>rd</sup> meeting will serve as the November/December meeting

**Next Regular Board Meeting:** Next board meeting is scheduled for October 22nd, 2020

- **Agenda Items:**
  - Survey Results Discussion
  - 2021 Annual Budget
  - Nominations from the floor
  - Fire official talking to Board

**Meeting adjourned at 8:18pm**