

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
September 23rd, 2021

Call to Order: Meeting was called to order at 6:00 pm by President Becker

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

Lighter Earth Tones

AC Proposal: Process for Adding Lighter Earth Tones to the Approved List of Exterior Colors aka Color Board

The AC will engage in a process through which it will propose that several “lighter earth tones” be added to the current Color Board. The AC will also propose the question(s) to be used in an all-member survey.

The “Givens”:

1. There will be a survey of all members, per a previous Board vote.
2. The all-member survey will propose the addition of specific colors to the Approved List of Exterior Colors, aka the Color Board, and will describe the rationale behind selection of these colors, such as “*earth tones (with a definition of “earth tones”) with an LRV of up to [a specific number TBD by the AC, such as 50]*”.
3. The colors will be displayed at the time of the survey so that members know exactly what colors are being considered.
4. There will be one list of approved exterior colors applicable to all members.
5. Because there already are member houses with paint colors in the LRV range of 50-52 which were approved by the previous AC, adding colors that light will serve to acknowledge that practice. (Note: This doesn’t include “grandfathered-in” white houses.)

Process to Date:

The AC has brought the current Color Board up to date by identifying commercially available colors identical to the now-defunct Ralph Lauren colors on the current Color Board. This will make it easier for homeowners to buy the correct colors, whether or not new colors are added.

The AC has not yet determined what process will be used to select the specific “lighter earth tones.”

M/S/A approval that AC be instructed to proceed with this process as proposed

Approval of Minutes: M/S/A approval of August 26th, 2021 minutes.

Architectural Committee report:

- No Ratifications

Hazard Mitigation Report

- Working on resolving a few issues at member properties
- Updates from MMWD on fire mitigation projects
- Reconciling neighborhood response group zones and how they interrelate with county new evacuation system
- Have identified a few problematic properties and will try and meet with the owners

Officer Reports:

- President:
 - SFD Rehab Project: everything going to plan
 - In contact with PG&E & Katie Rice about undergrounding wires in Kent Woodlands and adjacent open space
- Vice President:
 - Would like to feature fire in our neighborhood in KWPOA newsletter
- Treasurer Report:
 - Balance sheet remain strong and healthy
 - Board would like Treasurer recommendations on potential adjustment in annual dues and architectural fees

County Update: No report

Social Events Update:

- September Food Truck Event: success and well attended (75-100 people)
- Proposed Next Food Truck Event: Sunday, May 15th, 2022
- Halloween Celebration: Sunday October 31st. KWPOA sponsored after-parade pizza party at 125 Woodland Road
- Holiday Party: December 5th at Guesthouse at 5pm (Tents will be provided)

Beautification of Kent Woodlands Entrance

- Explore options of how to beautify the entrance by putting together a task force
- Figure out land situation and determine what we'd like to do

Administrator's Report:

- Annual Meeting & Potential Election coming up and a lot of prep work needed
- Recommendation to hire a professional election inspector
- Disclosure packages to be sent out in mid-November

Next Regular Board Meeting: Next board meeting is scheduled for October 28th, 2021

Meeting adjourned at 7:46pm