

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
December 2nd, 2021**

Call to Order: Meeting was called to order at 6:01 pm by President Becker

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

Approval of Minutes: M/S/A approval of October 28th, 2021 minutes.

Fire Safety & Hazard Mitigation Report

- 4 letters sent out to residents with potential fire safety issues
- 1 residence will be given 45 days to comply or provide a clean inspection report from the KFD to avoid a disciplinary hearing and potential fines going forward
- Considering potential changes to initial letters that will be sent out in the future

Architectural Committee Report:

- 2 projects up for ratification
 - 37 Ridgecrest (Generator)
 - 22 Rock (Teardown/Rebuild)
 - M/S/A approval for 2 ratifications

Annual Meeting Update

- Wednesday, January 19th via Zoom
- Guest Speakers:
 - Katie Rice, with potential topics:
 - Stream Ordinance
 - SFD Project
 - Fire Safety
 - County Housing Needs

Possible Additions of Lighter Earth Tones to Color Board

- Discussion to be tabled to next meeting

Officer Reports:

- Vice President:
 - No report
- Treasurer Report:
 - No unusual items of note
 - Haven't been sufficiently accounting for proper costs of design review process
 - AC Fee Revision Proposal:

- New, Administrative Approvals Category: charging flat fee of \$200 (solar panels, generators, rebuilding fences, decking)
- Categories 1-4: combining application fee and reserve fee for a flat fee
- Categories 5 & 6: remain same
- Additional, rarely used categories: combining application and reserve fees

County Update: No report

Social Events Update:

- Holiday Party: December 5th at Guesthouse at 5pm. 128 people expected. (Tents will be provided)
- Spring Food Truck Event: Sunday May 15th, 5:30-7:30pm

Administrator's Report:

- Disclosure packages went out on schedule
- Assessment billing going out end of December
- Annual meeting planning

Next Regular Board Meeting: Next board meeting is scheduled for January 27th, 2022 (Annual Meeting January 19th, 2022)

- Agenda Items:
 - Voting on new board members
 - Color board
 - Proposed updated fee schedule

Kent Woodlands Entrance Beautification:

- Jeff met with 2 landscapers to on a cleanup with main goal of fire mitigation
 - 1st Bid: \$7,900
 - 2nd Bid: \$4,840
 - M/S/A approval of 2nd bid for \$4,480

Meeting adjourned at 7:22pm