

KENT WOODLAND PROPERTY OWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

October 22, 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)

Guest Speaker: Larry Pasero--Deputy with Kentfield Fire Department & Liaison between KWPOA and Kentfield Fire District

- Incumbent upon property owners taking care of properties, getting educated, taking direction and applying their best effort to create defensible space
- While defensible space is of importance, during a fire slope and topography are also a major factor in spread of fire
- All fuel limiting work done by fire district and county starts at top of district working down, since the biggest fire threat to Kent Woodlands is from outside, adjacent lands
- Enforcement Program: conscious effort to give residents 3-5 year period to achieve self-compliance of defensible space
 - Impediments:
 - Financial burden for self-compliance
 - Belief by property owners defensible space won't matter in a fire in Kent Woodlands
- Additional Positive Impacts & Ideas:
 - Potential KWPOA Fire Consultant, but with proper understanding of legal parameters
 - Pilot Programs:
 - High school community service
 - Neighbor cleanups for older Kent Woodlands residents
 - Send out mailers on defensible space for Kent Woodlands residents
 - Utilize already-existing Fire Wise Infrastructure

Public Comment:

- Guido Quaroni: commented on his experience during the application process of his fence project on 7 Laurel Way
- Marcy Ginsburg: commented on fire issues and clarification of trees coming down for fire risk vs aesthetic and other reasons

Officer Reports:

- Treasurer Report: financial position remains strong
 - Two Options for FY 2021 regarding rebate on assessments
 - Proceed as normal with assessment of \$275 per home
 - Provide a rebate on the yearly assessment of some measure
 - M/S/A approval of rebate of \$100
 - Fines will not be included in 2021 forecasts
- M/S/A approval of overall budget for FY2021

Approval of Minutes: M/S/A approval of September 24th minutes.

Architectural Committee report:

- M/S/A of 2 ratifications

Fire Safety Report: another chipper day is scheduled in the near future

Officer Reports (Cont'd):

- President: No report
 - Received resignation of 3 of 4 members of Architecture Committee, as of December 3rd
 - We will be formulating plans for recruiting new AC members
- VP: No report

• Social Events Update:

- Halloween parade moving forward as drive-thru option
- No Holiday party planned this year due to Covid restrictions

Board of Directors Election:

- 3 seats up for election with two incumbents, Wardell-Smith and Becker

Survey Results Regarding Exterior Paint

- 205 respondents out of 480 members
- 17% interested in potentially painting their house white
- Stark opposition to subjective discretion being left to AC to determine approval of white exterior paint
- Becker to check with counsel how to proceed with a rule change to amend KWPOA color board
- Freeman to follow up with designer/stager to come up with acceptable white and gray tones
- Board to share survey results with membership

Administrator's Report:

- Finalizing draft disclosure package with new template
- Election is TBD by October 31st
- Annual Meeting: January 20th, 2021 (virtual as a webinar and decide on how members can participate)

Next Regular Board Meeting: Next board meeting is scheduled for December 3rd, 2020

- **Agenda Items:**
 - Report on task force of solar and generators

Meeting adjourned at 8:38pm