



Kent Woodlands Property Owners Association

*Regular Board Meeting Minutes
December 5, 2022 - 6:00PM PST via Zoom*

Present: Becker, Freeman, Leh, Altman, Johnson (Directors), Hill, Williams, several members of the public (both via Zoom / conference line and in person)

Call to Order: President called the meeting to order at approximately 6pm PST.

Public Comment: Received public comment from five members (one submitted via email).

Approval of Prior Board Meeting Minutes: Minutes unanimously approved as distributed.

Dog Poop Stations: Reported majority support for the stations with some opposition from affected neighbors. Discussion as to whether affected neighbors should confer and reach a resolution on their own, or if KWPOA should resolve in favor of the majority. Taskforce to meet with neighbors and present recommendation at next board meeting.

Fire Safety & Hazard Mitigation Report: Notices sent to two properties regarding defensible space on Nov. 15. Board to regroup around Dec. 15 and wrap up both properties in future agenda. Update provided regarding meeting with PG&E and communication with them moving forward.

AC Report and Ratifications: Reported three approved applications. AC report ratified by the board.

Open Director's Seat: Julie Johnson appointed to the board for a one-year term.

Revised Architectural Rules: Discussion of revision of legal language accompanying design rules. Review and approval of amendment to architectural rules postponed to next meeting.

Solar and generator procedures: Discussion of generator installation and noise requirements. Document regarding approval process for solar panels and generators put up for a vote. Further discussion ensued. Document approved with 4 directors in favor, 1 abstaining, and two absent.

Close out site visits process: Discussion of existing close out site visits process and proposed changes. Becker to write up document detailing KWPOA close out site visit process for board to revisit and vote on at a future meeting.

Woodlands Entrance and Roundabout discussion: Altman reported inquiries and discussion with residents regarding the roundabout. Further inquiries and updates will continue.

Carbon neutrality: Johnson presented background information and project ideas for the neighborhood to reach carbon neutrality by 2025. Discussion of partnership opportunities and community involvement, as well as options for budgetary and board support moving forward. Board approved taskforce for carbon neutrality. Taskforce to draft informational paragraph to include in newsletter. Further updates will continue.

2023 Budget / Annual Meeting Update: Discussion of structure, format, and agenda of annual meeting. Supervisor Katie Rice to field questions at annual meeting.

Officer reports:

President – Becker to stay on as a lead on Project Homekey following the conclusion of her tenure as KWPOA President.

Treasurer’s report – Treasurer report reviewed. Association financial position remains stable.

County update – None.

Social update – Holiday party held on Dec. 4. Discussion of plans for next year. Update on projected social spending and budget for 2023.

Administrator’s report – Annual budget report and policy statement sent out in November. Assessment billing to be sent out at the end of the month. Annual meeting will be held January 18, 2023.

Next regular board meeting: Monday, January, 23, 2023 at 6:00pm, in person or via zoom. Agenda to include update on carbon neutrality, dog poop stations, revised architectural rules, and close out site visit process.

Regular Meeting Adjourn: 8:34pm PST.