

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
January 27, 2022

Call to Order: Meeting was called to order at 6:02 pm by President Becker

Attending: Altman, Barber (staff), Becker, Freeman, Leh, Wardell-Smith, Williams (staff) (all via phone call /Zoom video conference). Excused: Hagey.

Public Comment: Tim Treadway, member at 121 Woodland Road, brought to the Board's attention that in his opinion the roadside across Woodland from his property needs maintenance. Becker responded that she would contact Supervisor Katie Rice's office to request County maintenance of the roadside on the northern side of Woodland Road, between Goodhill Rd. and Evergreen. Becker will follow up with Tim Treadway.

Approval of Minutes: *M/S/A* approval of December 2, 2021 minutes

AC Report and Ratifications: Michael Barber, AC Coordinator – No Ratifications this month. Two “Administrative Approvals”: 1 generator, 1 tree removal. Two upcoming projects for next month's AC meeting.

Fire Safety & Hazard Mitigation Report: Jeff Leh and Bitsa Freeman – Leh reported that there are several properties which KWPOA has proactively reached out to regarding hazard mitigation work on their properties. Freeman reported that the Evacuation committee is seeking Street Captains for many areas and will post a notice in the February newsletter.

Appointment of 2022 Officers & Committee Members: *M/S/A* of the following:

- Three Officers approved – Becker as President; Freeman as Vice President; Wardell-Smith as Treasurer.
- Architecture Committee members approved: Ann Becker, Julie Johnson, Tom Nicholson, Bruce Raabe, Cori Schuman.
- Fire Safety Committee members approved: Bitsa Freeman, Jeff Leh.

Appointment of Open Board Seat: *M/S/A* to appoint Natasha Sadeghi Altman.

Annual Meeting follow-up: Additional Information Session with Supervisor Katie Rice Regarding Project Homekey and the Housing Element and Related Votes: Becker reported that an additional Information Session has been scheduled with Supervisor Katie Rice because 40+ members expressed an interest in learning more about these projects and their potential impact on Kentfield. It will take place at 5:00 pm on Thursday February 3 on Zoom. All KWPOA members are invited to attend. Contact KWPOA via info@kwpoa.com to request the Zoom log-in.

Leh brought up the question of whether KWPOA should take a stand on Project Homekey and suggested that the Board discuss this at the next Regular Board meeting, which will be on February 24, 2022.

Possible addition of “Lighter Earth Tones” to the Color Board — Report of the AC and Related Votes: Becker stated that the Architecture Committee, upon request by the Board, developed a proposed Extended Color Board for the Board's review and approval. This proposed

board includes the following: 1) The colors on the existing Color Board; 2) Colors which were not on Board but which previous Architecture Committee's approved and which can be seen on member properties in Kent Woodlands; and 3) New colors which the AC determined would be reasonable additions, which are "natural colors" and "earth tones" with LRVs (light reflective values) of 55 or under.

M/S/A Motion that the Board accept the proposed Extended Color Board, which has been on display in the window of the KWPOA Office since the Annual Meeting, and make it the basis of an all-member vote on whether or not to accept it as the official Color Board.

Barber pointed out that the proposed Color Board does not allow all colors with an LRV of 55+. Only the "natural colors" or "earth tones" or colors similar to them on the board are allowed.

Becker stated that the Board will consider the issues of how to get member input (a poll, a vote or a survey? Biding or non-binding?); what questions to ask; and how to ensure that all members have an opportunity to see the proposed Color Board. This discussion will be at the next Regular meeting of the Board, on February 24, 2022.

Revisions to Design Review Fee Schedule—Discussion and Related Votes: Wardell-Smith, Treasurer, stated that the proposed Revised Design Review Fee Schedule represents no significant fee changes except that "reserve fees" were absorbed into regular fees.

M/S/A Motion to submit the draft Revised Fee Schedule as presented to members for a 28-day Comment Period.

Entrance Beautification—Discussion and Related Votes – Leh provided follow-up on the recently completed Beautification Project at the Kent Woodlands entrance. The member at 5 Rancheria suggested that KWPOA plant vegetation around a PG&E utility box which is adjacent to the Acorn Lot, and which was previously concealed by Scotch Broom. While planting was not part of the original Beautification Project proposed by Leh and funded by KWPOA, Leh proposed that KWPOA offer to reimburse the member at 5 Rancheria a maximum of \$500 to plant vegetation around the utility box and to hook it up to KWPOA's irrigation system at the Acorn Lot.

M/S/A Motion to approve a maximum reimbursement budget of \$500.00 to the member at 5 Rancheria to replace plantings removed by KWPOA, as long as new plantings allow for PG&E access to their utility box.

Officer Reports –

Vice President's Report -- Freeman, who is also Chairperson, Kentfield Planning Advisory Board (KPAB), reported that KPAB recently held an information session on the County's Housing and Safety Element Plan, saying that 900 parcels in Kentfield have been identified by the County as potential development sites. They include parking lots at College of Marin, etc. According to Freeman, the sites can be seen on this website, if one scrolls down to the bottom where there are scenarios about how sites have been selected and how to submit comments: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/balancing-act>

Treasurer's Report – Wardell-Smith, Treasurer, reported that Assessments are coming in but that expenses have grown dramatically due to KWPOA's funding of fire mitigation and the increase in Design Review hours, such that dues may need to be increased next year.

Social Events Update – Leh, Social Committee Chair, reported that the next event will be a Food Truck Event on Sunday, May 15 at KWPOA's Acorn Lot.

Administrator's Report – Williams reported that assessments have been coming in, although currently there are 180 unpaid. The deadline is February 15, 2022.

Next Regular Board Meeting Agenda

Items to be added to the Agenda of the February 24 Board meeting include the next steps for the Proposed Color Board and the question of whether KWPOA should take a stand on Project Homekey.

Freeman proposed that the Board discuss the development and adoption of a formalized complaint process, for members to use when making complaints.

Adjourn and Reconvene in Executive Session – The Meeting was adjourned at 7:34 pm by President Becker.