



Kent Woodlands Property Owners Association

*Regular Board Meeting Minutes
January 23, 2023 - 6:00PM PST via Zoom*

Present: **Directors:** Altman (Zoom), Becker, Freeman, Hagey (Zoom), Leh, Johnson, Wardell-Smith
Staff: Barber (Zoom), Hill, Williams

Call to Order: President Becker called the meeting to order at 6:03pm PST.

No Public Comment

Election of New Slate of Officers: A new slate of officers was nominated and approved for two-year terms, as follows: President Leh, Vice President Becker, Treasurer Wardell-Smith, Secretary Becker.

The Passing of the Gavel: President Leh assumed the chairmanship the meeting.

Committee Appointments: The following committee members' terms were renewed for one year:
Architecture Committee: Johnson (Chair), Becker, Nicholson, Raabe, Schuman.

Approval of Prior Board Meeting Minutes: **M/S/A** as distributed.

AC Report and Ratifications:

Architecture Report: AC Chair Johnson reported one project for AC approval: 226 Woodland. **M/S/A** to ratify. AC report unanimously approved with one recusal.

Other Project Updates: AC Chair Johnson briefed the Board on 1 Orchard Way, which applied to build a house with 32.8% FAR, among houses with 6%, 8%, and 18% FAR, and for which the Architecture Committee agreed on a 150 day continuance.

Fire Safety & Hazard Mitigation Report:

NRG - Hill reported she met today with Rachel Kertz, Central Marin Neighborhood Response Group Coordinator, to discuss using NRG protocols for neighborhood evacuation. Freeman mentioned Kent Woodlands' Street Captain Program, which was organized with the help of Woodland Sponsors.

Member Fire mitigation issues: One property is under review with a 4/1/23 deadline.

2023 Budget / Treasurer Report: No updates since Treasurer's Report at Annual Meeting on 1/18/23.

Dog Poop Station on Ridgecrest: Freeman and Leh met with 4-5 neighbors who live near the station location who were unanimous in their opposition to the location. Freeman and Leh determined that there is no benefit to the membership to install a Dog Poop Station with such opposition. **M/S/A** to place future stations at publicly accessed trailheads and not in areas opposed by neighbors.

Task Force Update: Roundabout/Traffic Circle at intersection of College/Kent/Woodland: Altman taking lead on discussion with county representatives. Supervisor Rice stated at Annual Meeting that the project was feasible logistically and financially. Considering ways to determine level of community support for this County-funded project. Further inquiries and updates will continue.

Revised Architecture Rules: The Revised Architecture Rules, which were approved by the Board on 10/24/22 subject to verification that they conform with existing CC&Rs, was submitted to Legal Counsel for review. Tabled to next Board meeting, 2/27/23.

Task Force Update: Carbon Neutrality: Johnson, Chair of the Kent Woodlands CarbonZero2025 Initiative, asked for assistance with publicity for the organizing meeting on 2/1/23 from 5 – 6 pm. Johnson will meet with Williams to discuss.

Revised Process for Tracking Project Completions: **M/S/A** to approve 1) Board’s Close Out Site Visit program for projects with Reserve Fees (C5, C6, and sometimes C13); 2) Enhanced communications about Close Out Site Visit requirements; and 3) Proposed improvements to the Project Tracking process in which the Architecture Coordinator will set reminders for checking in with approved projects at 1-year and 2-years post approval.

Meeting Owl Proposal: Leh and Williams reported on the need to enhance the Board’s hybrid meetings by acquiring a Meeting Owl and related equipment. **M/S/A** to approve expenditure of \$1,600 to include Meeting Owl, monitor, and a dedicated computer.

Officer Reports:

President - NA

Vice President – NA

Treasurer – NA

County update – NA

Social update – Leh reported that the next social event will be a Food Truck event on Sunday May 21.

Administrator’s Report: Williams reported on the following activity:

- 1) Assessments: approximately 210 members paid to date; processing payments including database updates, parking stickers and associated banking;
- 2) Year-end accounting: 1099s, FYE reports, data to CPA for taxes and annual audit;
- 3) Research on Meeting Owl technology;
- 4) Usual day-to-day operations;
- 5) Upcoming vacation days.

2023 Board Priorities: President Leh presented his “Board Priorities for 2023,” as follows: 1) Uphold CC&Rs, 2) Fire Mitigation; 3) Safety and Beautification; 4) Social events; 5) Community interfacing.

Next regular board meeting: Monday, February 27, 2022 at 6:00pm, in person or via Zoom. Agenda to be published.

Regular Meeting Adjourn: 7:49 pm PST.

Respectfully submitted,
Ann Peckenpaugh Becker, Secretary
1/25/2023