



# Kent Woodlands Property Owners Association

## *Regular Board Meeting Minutes September 22, 2022 - 6:00PM via Zoom*

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

**Absent:** Directors Becker, Hagey

**Call to Order:** VP Freeman called the meeting to order at 6:02

**Public Comment:** None

**Approval of July 28, 2022 Meeting Minutes** – MSA to approve minutes as distributed.

**AC Report and Ratifications:** Barber reported that there were four AC approvals for ratification. MSA to ratify all.

**Fire Safety & Hazard Mitigation Report:** Hill reports she has been dealing with continuous issue of French Broom, multiple inspections and re-inspections, various inquiries, PGE questions, etc. Freeman inquired about whether work was going to start clearing the area on Ridgecrest; Hill will investigate. In October, will be working on more proactive reminders for residents. Discussion regarding PG&E's work on trees; Leh to investigate possible PG&E policy changes regarding tree removals.

**Entrance Beautification:** Tabled until next month.

### **Officer Reports:**

**President** – None

**VP** – KWPOA hosted a discussion of the COM Master Plan, well-received by attendees.

**Treasurer** –

- Financial position remains strong. YTD income \$188K vs \$104K last year (last year there was a rebate; design review income is up this year). Total expenses through 8/30/22 are \$124K. Net income \$64K. Total assets \$338K.

- All assets have been held in cash/money markets for the past couple of years as investment alternatives have not been compelling. Wardell-Smith advised that CDs are now paying out a reasonable interest rate. Wardell-Smith made a motion to invest a \$150K of the Schwab balance back into one-year CDs yielding approximate 4%. The motion was seconded by Freeman and unanimously approved.
- Our current CPA firm is closing. Wardell-Smith to investigate new CPA.

**Secretary** – None

**County Update** – Discussion regarding the possibility of a roundabout at base of Woodland Road. Altman to head this up and initiate contact with stakeholders to initiate discussion. Roundabout to be combined with Entrance Beautification as an agenda item for future meetings.

**Social Events Update** – Recent food truck event was a success. Spring date TBA. Next event is Halloween; Eric Ryan will host after-party again. Holiday party set for Guesthouse on December 4.

**2023 Election Calendar and Process** – Williams reported that the director seats up for reelection in 2023 are Becker, Hagey, and Wardell-Smith. Close of nominations is 10/31/22. Agreed upon January 18<sup>th</sup> as date for Annual Meeting. Williams advised that new legislation has further changed election requirements, and we will need to have our Voting Policy revised again. Williams will arrange for this with the attorney who rewrote the Voting Policy in 2020.

**Administrator's Report** – All 2022 assessments have been collected. In October meeting, board will need to finalize next year's assessment and budget in order to include them in the "Annual Budget and Policy Report" that goes out to all members in November. Williams and Wardell-Smith will provide draft budget in advance of the October meeting. Reminder that Williams' regular hours are Mon/Tue/Thu 9-2, with additional hours as needed for urgent issues.

**Next Regular Board Meeting Agenda:** Next meeting is Monday, October 24, 2022. Agenda items: Budget and Assessment Discussion, Nominations for 2023 Board of Directors Election, Open Board Seat, Entrance Beautification and Roundabout.

**Meeting adjourned at 6:55.**