



Kent Woodlands Property Owners Association

REGULAR BOARD MEETING MINUTES

Monday, May 19, 2025 - 6:00PM

Meeting held at 1010 Sir Francis Drake, Suite 200, Kentfield and via Zoom

Directors Present: Jeff Leh, Bitsa Freeman, Steve Ring, John Millar, Paul Janzer

Directors Absent: Ghigo DiTommaso

Staff Present: n/a

Call to Order: Meeting called to order at 6:01 pm.

Public Comment: none

Approval of 04-28-2025 Board Meeting Minutes: Unanimously approved as submitted.

Fire Safety & Hazard Mitigation Report: Heather Hill has resigned from her role as Hazard Mitigation Specialist. She provided a list of multiple candidates to backfill her position. The board is following up with those candidates.

15 letters have been sent out regarding potential hazards. Recipients have until mid-June to resolve any issues.

Electrical Wire Undergrounding Committee Update: In the coming months, the committee and members of the board will talk to: 1) the Harris & Associates team about the financials surrounding undergrounding; 2) PG&E; 3) Supervisor Colbert's team. These discussions will inform a town hall meeting for the KWPOA community in the fall.

AC Report and Ratifications: Unanimously approved as submitted.

College Avenue Safety Improvements: Supervisor Colbert has College Avenue traffic and safety issues on his discussion calendar for June. Leh and DiTommaso have been sharing concerns and recommendations to the Supervisor and his team.

Acorn Lot Maintenance and Landscaping: Ring has met with three different tree specialists about the end-of-life Monterey Pines, and all have provided quotes in the \$19K range for removal. We hope to remove these trees during the summer to minimize traffic issues.

Ring will bring updated quotes for the tree removal, ivy removal, and planting in the Acorn Lot to the June Board Meeting.

Governing Documents Revision Update: Survey results are expected before the June meeting. Freeman will report back.

Insurance Renewal/Changes: Leh to follow up with our insurance broker.

KWPOA Remnant Parcels: Leh to reach out to neighbors to see if they have any interest in purchasing these parcels.

Social Events Update: The board unanimously approved a \$500 budget for social events held by the Kent Woodlands Young Families Group (led by Michelle Varney).

Officer Reports: Millar, our Treasurer, reports that we have collected most of our income for the year, and we are basically on budget. We have excess income because of the sale of one remnant parcel, but we owe taxes on this sale. Millar to follow up on possible deductions.

Kentfield/Ross Magazine: Freeman to discuss shaded fuel breaks in the next edition.

Operations Report: Williams is out of the office until May 20.

Next Regular Board Meeting Agenda: Our next meeting will be Monday, June 23.

Meeting adjourned at 6:55 pm.

Paul Janzer, SECRETARY

APPROVED AT THE 6/23/2025 BOARD MEETING