



# Kent Woodlands Property Owners Association

## REGULAR BOARD MEETING MINUTES

**Monday, February 23, 2026 - 6:00 PM**

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

**Directors Present:** Jeff Leh, Bitsa Freeman, Steve Ring, Ghigo DiTommaso, John Millar, Joel Ritch, Paul Janzer

**Directors Absent:** n/a

**Staff Present:** Jeanne Williams, Zachary Meier

**Call to Order:** Meeting called to order at 6:03 PM.

**Public Comment:** None

**Electrical Wire Undergrounding Committee Update:** Ritch reports that the EWUC will target their outreach and initial survey at a small subset of the neighborhood.

**Approval of 1-26-26 Board Meeting Minutes:** Unanimously approved as submitted.

**Fire Safety & Hazard Mitigation Report:** Meier is working with Williams to send letters to unresponsive residents. Going forward, he will submit a report to Williams on the Wednesday before board meetings to be included in the meeting packet.

**CC&R Update/Revision: Working Session:** The board had a 45 minute working session to review proposed changes to our CC&Rs. Most changes are minor revisions to bring our CC&Rs into legal compliance. We went deeper on a few topics. Freeman will work with our legal advisors to rework the sections on pets, nuisances, and “substantial destruction” based on board feedback.

**Architectural Committee Report and Ratifications:** None this month

**College Avenue Safety Improvements:** The county has hired a firm called GHD to look into a College Ave. roundabout. They hope to complete a survey of the intersection by the end of the month.

**Social Events Update:** We will hold a food truck event on 5/31.

**Kentfield/Ross Magazine:** Freeman will contribute an article this month.

**Officer Reports:** Millar reports that we have collected 87% of our expected dues.

The board unanimously approved a motion to put a substantial portion of our cash reserves into a government money market fund which we already hold.

**Operations Report:** Williams is processing payments. Late notices were sent out on 2/23. She is working with Meier to send fire hazard letters and is preparing for taxes and our annual financial review. She also plans to add a history section to the KWPOA website.

**Next Regular Board Meeting Agenda:** Our next meeting will be on Monday, March 23.

**Meeting adjourned at 7:29 pm.**

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Paul Janzer, SECRETARY

**APPROVED 03/23/2026**