



Kent Woodlands Property Owners Association

*Regular Board Meeting Minutes
October 23, 2023 - 6:00PM PST Hybrid In Person and via Zoom*

Present: **Directors:** Becker, DiTommaso (Zoom), Freeman, Hagey (Zoom), Johnson, Leh, Wardell-Smith (Zoom)
 Staff: Hill (Zoom), Williams
 Guest: Bruce Raabe, AC Chair (Zoom)

Call to Order: President Leh called the meeting to order at 6:05 pm PST.

Public Comment: An open forum was held in which members were given an opportunity to address the Board. Comments were made about the proposed Entrance Beautification Project and the ongoing Unapproved Exterior Paint Color remediation process.

Approval of September 25, 2023 Minutes: *M/S/A to approve the Minutes of the September 25 Board meeting as submitted.*

Fire Safety & Hazard Mitigation Report: President Leh reported on Hill's behalf.

AC Report and Ratifications: Director Johnson reported on Tiernan's behalf that there are no AC Ratifications this month. The Architecture Committee expects to nominate a new committee member for the Board's consideration and possible appointment at the next Board meeting. Williams said she would check to see if this topic needs to be added to the Agenda.

Rock/Evergreen – Construction Parking: President Leh summarized issues related to the high number of construction-related vehicles parked along these two roads. He stated that he'll contact the Sheriff Deputies to ask that they monitor the situation and issue tickets.

2024 Budget Revision Regarding Reserve Funds: Treasurer Wardell-Smith noted that there is no change to the budget or reserve funds.

Annual Meeting and Election Update: President Leh stated that no nominations have been received. The deadline is 10/31/23. Williams stated that incumbents need to declare their interest in running for election by 10/31/23. The four incumbent Directors who are up for election in January 2024 all declared they want to run. They are Leh, Johnson, DiTommaso and Freeman.

Revised Architectural Rules/Views and Trees: The Board discussed the "Trees and Views" document, which was an addendum to the previous "Architecture Guidelines." When the AC reviewed and proposed revisions to the "Architecture Guidelines," it deferred review of the "Trees and Views" section to the Board. President Leh summarized that the majority of the Board thinks clear and concise, bullet-pointed rules relating to trees and views, consistent with our CC&Rs, need to be in the Architecture Rules. Leh offered to send a memo to the Board with a draft. *No motion, no vote.*

Unapproved Exterior Paint Color – Tracker Update: President Leh reported that he continues to try to connect with members with unapproved exterior colors.

Roundabout/Safety Improvements Report: Director DiTommaso reported that he is setting up a meeting with the County before the holidays.

Neighborhood Security – Sheriff Patrol Hours, etc.: Discussion of recent theft and vandalism of unlocked cars. No motion no vote.

Construction Holidays: *M/S/A to align the official KWPOA construction holidays with County construction holidays.*

Entrance Beautification and Acorn Lot: The Board discussed the possible cost of the project, although no bids have been received, a possible member workshop, and a possible all-member vote. *No motion, no vote.*

Carbon Neutrality Task Force Report: Director Johnson, Chair of this task force, reported that they are compiling metrics for the neighborhood to serve as a baseline.

Kentfield&Ross Living Magazine: Discussion of possible subjects for the KWPOA page.

Social Events Update: Discussion about the upcoming Halloween Parade and the December Holiday Party. Leh reported that the Halloween Party hosts, the Ryans, have requested an additional \$500 for additional pizza. Leh expects that the December party will cost \$1,500 less due to menu changes.

Officer Reports:

Vice President – Director Becker reported on Project Homekey, specifically the Public Safety Working Group, which has been meeting with County entities to ensure all will keep a watchful eye on the neighborhood and to develop a “dashboard” for monitoring incidents.

Treasurer’s Report – Director Wardell-Smith, Treasurer, reported on income versus expenses.

Operations Report: Williams reported on the following:

- 1) Assessments: The final delinquent account was collected by the lien company
- 2) Legally Required Mailings: The Annual Notice of Preferred Delivery was sent out via a Google Form this time. It worked well except that more people requested hard copy newsletters which are costly for us to produce and mail. Next mailing is the Annual Budget Report and Policy Statement to be sent to members in late November.

Next Regular Board Meeting Agenda: President Leh provided instructions for the Agenda.

Next Regular Board meeting: Monday December 4, 2023 at 6:00pm. Agenda to be published.

Regular Meeting Adjourn and Reconvene in Executive Session: President Leh adjourned the regular session at 8:03 pm PST.

Respectfully submitted,
Ann Peckenpaugh Becker, Secretary

APPROVED AT 12/4/2023 BOARD MEETING