



# Kent Woodlands Property Owners Association

## REGULAR BOARD MEETING MINUTES

**Monday, April 27, 2026 - 6:00 PM**

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

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

**Directors Absent:** Jeff Leh

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

**Call to Order:** Meeting called to order at 6:00 PM.

**Public Comment:** None

**Approval of 3-23-26 Minutes:** Unanimously approved as submitted.

**Fire Safety & Hazard Mitigation Report:** Meier met with three adjacent homeowners and reached a tentative agreement regarding how to address some dead trees. He continues to keep the safety tracker up to date. Three of five issues have been resolved, with two still outstanding.

**Architectural Committee Report and Ratifications:** Unanimously approved as submitted.

**Governing Documents Revision Update:** No updates this month.

**Electrical Wire Undergrounding Committee Update:** The committee has divided the neighborhood into smaller zones, with the hope that even if we can't get sufficient support across the entire neighborhood we might be able to achieve it in a smaller district. To begin to test this concept, the committee has invited a group of 35 contiguous homeowners to a meeting to discuss the undergrounding process. These homeowners will receive a survey to gauge their support afterwards, sometime during the summer.

Separately, Noah Hagey and our pro bono legal team are in the process of scheduling a meeting with PG&E.

**College Avenue Safety Improvements:** DiTommaso met with the Head of Public Works and others from the Supervisor's office. The initial study of the intersection at the entrance to our neighborhood is complete, and unfortunately, it was determined that building a roundabout would require encroaching on land currently owned by College of Marin, the gas station, and KWPOA. Given this, they have determined that the roundabout solution is not viable in the short term. They are discussing other options.

**Social Events Update:** We will have a food truck event on 5/31 with a mobile pizza oven and Hawaiian shave ice.

**Kentfield/Ross Magazine:** Freeman will mention the food truck event.

**Officer Reports:** Millar reports that we have completed our annual financial review and tax payments with no issues. So far this year, we are tracking close to budget. We currently have more than \$400K in reserves.

**Operations Report:** Williams reports that all but one assessment was paid. She is trying to get the outstanding payment resolved. Also, she worked with Millar to complete our annual financial review and taxes, and she has been fielding member complaints.

**Resolution to Record Lien for Delinquent Assessment:** All board members present unanimously approved the attached resolution to place a lien on 65 Ridgecrest Rd. for delinquent assessments.

**Next Regular Board Meeting Agenda:** Our next meeting will be on Monday, May 18.

**Meeting adjourned at 6:43 pm.**

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Paul Janzer, SECRETARY

**APPROVED AT THE 5/18/2026 BOARD MEETING**