

KENT WOODLAND PROPERTY OWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

February 25th, 2021

Call to Order: Meeting was called to order at 6:02 pm by President Becker

Attending: Barber, Becker, Freeman, Hagey Leh, Wardell-Smith, Kursh, Baierlein, Williams (staff) (all via phone call /Zoom video conference)

Approval of Minutes: M/S/A approval of January 28th, 2021 minutes.

Guest Speaker: Heidi Scoble (Land Use and Environmental Planner)

- **Topic:** Proposed change to architectural rules to allow shades of white for exterior paint
- **Purpose of Presentation:** To understand whether it would be appropriate to officially engage a planner to assist in the decision making process of adding architectural rules to allow shades of white for exterior paint
 - Charge as Board Member: Think globally of the subdivision and keeping with the spirit of the original CC&R's
 - Heidi's interpretation of CC&R's is any change in Architectural rules would not require majority vote of membership, however changing Section 12 of CC&R's would require a majority vote of membership.
 - Board should determine whether 'earth tone' language in CC&R's include shades of whites
- **Board Discussion**
 - Potential idea of adopting ranges of paints with certain Light Reflectance Value could be used to limit specific shades of white paint
 - Best course of action may be to take a membership vote, crafting the appropriate language to provide complete transparency

Public Comment:

- Thomas Lambach
 - Cautions to not have high expectation on turnout of vote
 - White paint vote should be folded into annual election for officers
 - LRV might be best approach
 - Believes public should vote

Architectural Committee report:

- No ratifications
- 3 project applications for next month (significant changes for approval, but nothing foreseen as controversial)
- Adjust quantity for full set of plans for project approvals

Hazard Mitigation Specialist Discussion

- Next Steps is to move forward with getting candidates in front of the Board, there are two potential candidates in mind
- Prior to making any offers to candidates, Board would need to formally vote to approve the expenditure

Officer Reports:

- President:
 - Ongoing informal workshops with AC to go over all architectural rules and where they reference the CC&R's
 - SFD Rehab Project: county will take down freeway streetlights with more appropriate streetlights
- Vice President:
 - Potential concept of adding dog poop stations around trailheads in Kent Woodlands. Freeman will send potential locations and we'll vote on it at next meeting
- Treasurer Report: Financial statement review is underway with accountants. Net income down significantly due to rebate adjustment and slower payments on assessments

• Social Events Update:

- With current COVID trends, hoping to have something in the Fall

Administrator's Report:

- 30 unpaid assessments

Next Regular Board Meeting: Next board meeting is scheduled for March 25th, 2021

- Agenda:
 - Poop Station Locations
 - Hazard Mitigation Specialist
 - Improvements for pedestrians (Goodhill Rd and other main thoroughfares)

Meeting adjourned at 7:37pm