

**Kent Woodland Property Owners Association**  
**Regular Board Meeting 1/28/16**  
**Minutes**

**Present:** Evergettis, Freeman, Barr, Becker, Gray, Goldsmith, Williams (Staff)  
**Guest:** Lt. Keith Boyd, Marin County Sheriff  
**Excused:** Willard

**Members in Attendance:**

Jeff Powell  
Carl Blom  
Barbara Cancilla  
Larry Schechter  
Jeanne Blom  
Mickey Luckoff  
Bob Ireland  
Bill Freschi  
John and Joyce Thomas  
Kurt Burkhard  
Bill Quine  
Corinne White

**Call to Order:** President Evergettis called the meeting to order at 6:01PM, and introduced board members for the benefit of members in attendance.

**Public Comment:** President Evergettis opened public comment by welcoming members and advising that he has received a number of emails and phone calls regarding crime and security cameras. A lengthy public comment session on crime and safety included the following comments/suggestions:

- Keep it uncomplicated. Residents need to be vigilant in addition to cameras, etc. There are cameras all over every street in the county, privacy should not be an issue.
- Privacy should not be an issue. We should form committee to move this along quickly, gather info on different security systems, etc. Form neighborhood watch groups.
- Keeping an eye out for neighbors doesn't always work.
- Deadbolts and burglar alarms are best defense against burglaries. And a gun helps. Doesn't care about license plate readers, doesn't have an issue with privacy.
- In favor of cameras. If they add even a little security, it's worth it.
- Should have Sheriff park car at bottom of Woodland Road when not using it. In favor of camera system. Re: privacy, people are tracked on their cell phones all the time.
- Mailbox was robbed. Interested in investigating whatever may help reduce crime. Also car was stolen up the street.
- Are we actually seeing more crime, or does it just seem like it?
- Seems like a camera would be a big deterrent. We should be able to figure out some way to finance some cameras/technology.
- Barry asked opinions on what people think of the "Crime Alert" sign. Unanimous support from members in attendance.

Lt. Boyd offered the following information:

- Clarified that only Sheriff has access to data from LPRs. However, they would not have control over regular surveillance cameras. KWPOA would be responsible for that footage.
- LPR looks for wanted criminals, stolen vehicles. It is an investigative tool, not real-time prevention. It would capture every license plate going in and out of KW.
- LPR can be contentious for people who do not want government intrusion.
- KW could pay for a mobile LPR for our Sheriff Deputy's car, versus (or in addition to) the fixed camera at entrance.
- Tiburon/Belvedere published a report stating there was a 30% reduction in crime
- If LPR cameras were installed, it would be all over the news, reported by Sheriff, word would get out to criminals and act as a deterrent.
- Home security systems are now very robust and an excellent deterrent/investigative tool.
- In this last burglary, the home security system was completely responsible for the identification and arrest of the two suspects.
- Alarms, security mail boxes, cameras - It's not one thing that reduces crime, it's all those different things together.
- If money/privacy was not an issue, he would recommend mobile and fixed LPRs, signage, home alarms, video surveillance, locking mailboxes, etc. Fill every gap.
- Said parking car at bottom of KW isn't an option – too much expensive equipment, etc. Noted that there are no fixed LPRs currently under Sheriff's operation.

In addition to the public discussion regarding crime, there was a member complaint regarding potentially dangerous tree/slide issue on neighboring property, as well as belief that this member has multiple renters in her home. Board discussion. Barry to write letter advising member that they are in violation of the CC&Rs.

**Approval of Minutes:** The corrected 12/3/15 minutes emailed by Mimi Willard need one more revision: "Next drill will be south side of Woodland from Evergreen down to the entrance." M/S/A to approve minutes as corrected.

**AC Report:**

- M/S/A to ratify two items approved by AC.
- AC has been reviewing a non-member property (99 Rancheria) at the request of KPAB. AC concluded this project was overdeveloped and out of character for Kent Woodlands. Barry asks that the AC prepare a report and send to Jocelyn at planning department and copy Brian Crawford and Katie Rice.
- Ongoing issues with property on 20 Evergreen at Madrone. County now involved, neighbors complaining.
- 115 Woodland will be coming back for another preliminary hearing.
- 124 Rancheria – ongoing issues. After much research, it was discovered that the Anglins had not provided everything required in their approval. Letter tying up loose ends has been sent to the Irelands attorney (since they are now represented by counsel in this matter).

**Annual Meeting Recap:** Big issue of the night was recent crimes in the area. Barry will put out a call in the newsletter for volunteers for a Crime/Safety committee, Ann Becker to head committee.

**Review of Rules Regarding Rentals:** CC&Rs are clear that members are allowed to rent their homes to single families only – not multiple individuals.

**Appointment of 2016 Officers and Committee Members:**

- MSA to reappoint Evergettis as President, Freeman as Vice President, Willard as Secretary, and Gray as Treasurer.
- MSA to reappoint Barr, Schafer, Lavigna, Riley to Architectural Committee.
- MSA to reappoint all current members of Fire Safety Committee.
- MSA to reappoint all current members of VRAC.

**Fire Safety Committee Report:** No report. One more drill in October, then probably taking a break from drills for a while.

**Officer Reports:** No reports.

**County Update:** Ann Becker reported on Sir Francis Drake rehab – many problematic features are being proposed. Another meeting planned for March.

**Administrator's Report:**

- **2016 Assessments** – processing payments, sending out parking stickers.
- **CSA-17** – Board to decide timeframe for county ballot.
- **Spring Cleaning** – would like to spend some time clearing out file room. Seeking guidance on timeframe for keeping drawings, sample boards, etc.
- **Ongoing:** Web site updates, newsletter, disclosure packages, title company demands, etc.

**Next Regular Board Meeting Agenda:** February 25, 2016 – Include update on Ad Hoc Security Committee.

**Adjournment:** Adjourned at 9:10. Board reconvened in Executive Session.