

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, February 23, 2017

Present: Barr, Becker, Freeman, Goldsmith, Gray
Staff: Jeanne Williams, Administrator
A quorum of directors was present at the meeting.

Call to Order: The meeting was called to order at 6:02 pm by President Freeman.

Public Comment: Barry Evergettis, who is on the Board of FIRESafe Marin as a KWPOA member, asked the Board to consider giving FIRESafe Marin a \$1,000 donation to help cover their budget deficit. President Freeman stated that this topic will be added to the agenda for the March meeting.

Approval of the Minutes: M/S/A to approve the January minutes.

Architectural Committee Report and Ratifications – M/S/A to approve two items up for ratification.

Board and Committee Appointments –

- **View Restoration Advisory Committee:** Tony Miller resigned from the VRAC. We are looking for additional VRAC members.

Security Committee Report and Related vote – M/S/A to approve two motions related to the LPRs:

Motion 1: That Bitsa Freeman, as KWPOA President, is authorized to sign a written agreement with the Fletchers at 5 Rancheria Road for the provision of electrical power for the LPRs and related equipment in perpetuity. Under this agreement, KWPOA will provide dues relief to the owners of 5 Rancheria for as long as power is provided. The agreement with the Fletchers will also require KWPOA, on a one-time basis, to reimburse the Fletchers' legal fees relating to the agreement with KWPOA. The amount of the reimbursement is called at \$1,500.

Motion 2: That Bitsa Freeman, as President, is authorized to sign the "Attorney-Client Fee Agreement" in which KWPOA takes responsibility for the Fletchers' legal fees up to a maximum of \$1,500, for review of the Easement Agreement.

President's Report:

M/S/A to remove Barry Evergettis from the bank account at Bank of America and to add Kathy Goldsmith, as Vice President, to the account.

Parking issues – Freeman spoke with the Sheriff about parking issues in the acorn lot. She asked the Sheriff Deputy to put a warning on cars which are parked illegally (i.e. without an acorn sticker). She reported that the resident of 1 Phoenix has complained that too many people park in front of his house to use the nearby trails.

Treasurer's Report – Presented Income as of 1/31/17 and Fund Balances as of 2/21/17.

County Update – None given.

Administrator report –

- Assessments are 88% paid at this time.
- Updating member data base with contact info.
- Preparing to take over management of the LPR Project.
- Newsletter deadline upcoming.

Next Regular Meeting Agenda –

- Agendize vote on possible new Director and VRAC member

Meeting Adjourned 7:18 pm.