

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

THURSDAY, February 26, 2015

Present: Goldsmith, Ross, Freeman, Evergettis, Belzer (late arrival)

Excused: Willard

Via phone as needed: Barr

Staff: Jeanne Williams, Administrator. Took minutes until Belzer arrived.

A quorum of directors was present at the meeting.

Call to Order: The meeting was called to order at 6:03pm by President Evergettis.

Public Comment: None

Approval of the Minutes: M/S/A to approve January 22, 2015 minutes as emailed.

AC Report (attached): Director Barr was available via phone. Barr presented two AC actions for ratification. M/S/A to ratify decisions of the AC. Director Barr reports that there are 3 major upcoming construction projects on lower North Ridgewood; traffic and parking issues are expected.

Fire Safety Committee Report: Paul Lofholm (pharmacist and homeowner in the Woodlands) met with President Evergettis as Co-Chair of the Fire Safety Committee. Mr Lofholm is a member of the Marin Medical Reserve Corp whose mission is to supply medical supplies and medications during an emergency. They have pre-stocked emergency trailers ready to be used as needed. President Evergettis has been appointed to the Fire Safe Marin Board by Katie Rice. Paul Homrighausen and Director Evergettis attended their most recent meeting.

Officer Reports/County Update:

President: President Evergettis has been contacted by Kevin Clout regarding the bright lights in the parking lots at COM. President Evergettis has discussed the issue with COM's President Coon whom has agreed to decrease the wattage of the lighting and place dimmers on the lights.

President Evergettis spoke with the planning consultant for the Ericksen property at 200 Hillside regarding their proposed easement on KWPOA property.

President Evergettis and Jim Schafer have inspected 40 Diablo to ensure the chicken coop has been removed and this has been confirmed.

President Evergettis was contacted by the landlord regarding issues that came up at a recent AC meeting; these issues have been resolved.

President Evergettis recently met with Jim Schafer regarding 170 Rancheria.

Vice President: Director Freeman wrote the newsletter column this month.

Bitsa Freeman also attended KPAB's meeting. KPAB has concerns regarding the new large parking structure to be constructed at Marin General Hospital. The structure will be a five level garage. There may be traffic flow issues. A new light will be installed on Bon Air Road. KPAB also discussed a sign with a large logo that will be installed at Marin Catholic.

Treasurer: Director Ross met with Alex Caldwell on 2/27 and is working to resolve some issues.

Director Ross, Director Freeman and Administrator Williams have met to transition some of the treasurer tasks.

County Update: Nothing was reported in Director Willard's absence.

Review CC&Rs: We began a discussion of the CC&Rs. It is much easier to amend the Bylaws and Guidelines than the CC&R, however changes must not conflict with the CC&Rs. In order to change the CC&Rs, it takes a vote of the membership with 51% of the Association members voting yes on any change. The Directors cannot change the CC&Rs.

Kent Woodlands is the only vicinity in Marin County that has its own formal land use policy. Because Director Barr and Director Willard were not in attendance, the discussion of the CC&Rs was tabled until the next meeting.

Review AC Fees: This will be tabled until next meeting when more Directors are in attendance.

Administrator's Report (See attached).

The next Meeting Agenda was briefly discussed. In addition to the usual agenda items, we will be reviewing the CC&Rs and the AC appeals fees.

The meeting was adjourned at 7:45pm.

Respectfully Submitted,

Kathleen Belzer, Secretary.