

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
THURSDAY, April 23, 2015**

Present: Goldsmith, Freeman, Evergettis, Belzer

Absent: Willard, Ross

Available by phone for AC report: Barr

Staff: Jeanne Williams, Administrator.

A quorum of directors was present at the meeting.

**Call to Order:** The meeting was called to order at 6:05pm by President Evergettis.

**Public Comment:** None

**Approval of the Minutes:** M/S/A to approve March 26, 2015 minutes as emailed.

**AC Report (attached):** Director Barr was available by phone. There were two items up for ratification. However, the AC report was not completed by Kathleen Slattery. Director Barr did not proceed with the ratification. Because the two projects are only minor changes and appear noncontroversial, President Evergettis instructed Director Barr to discuss with the homeowners. It is planned that the projects will be retroactively ratified at the next meeting.

**Laura McCarty, Director of Modernization at COM:** The Austin Building is set for demolition this summer. There will be noise involved but most noise will occur between approximately 8am to 3pm. The demolition project will strictly follow county noise ordinances. The start date will be the end of May. Ms. McCarty encouraged concerned individuals to contact her at [lmccarty@marin.edu](mailto:lmccarty@marin.edu). COM will be installing an electronic sign on SFD to post campus events. They have been accepting input from the community. There will be a celebration at the end of June for the opening of the new building.

**37 N Ridgewood Appeal:** Members of the Board did a site visit on the property. The Board decided to uphold the AC decision and allow the Homeowners to proceed with their project. The appeal was formally denied. President Evergettis met with neighbor Tony Miller to discuss the issue.

**Review CC&Rs:** This issue has been on the agenda for two months. No members from the community have come to discuss or bring up concerns. The members of the Board have reviewed the CC&Rs and it is felt that overall, they uphold important standards that maintain the

character of the Woodlands. No attempt at amendment will be made at this time.

**Fire Safety Committee Report:** President Evergettis, Paul Homrighausen and Fire Chief Paul Smith have discussed the next evacuation drill which will tentatively take place in the beginning of October. There are approximately 200 homes left. There will likely be a total of two drills with 100 homes each. The next two drills will include homeowners who were unable to participate last year due to the Jewish holiday. Others who have been unable to participate will also be invited to do so. There is a need for more Fire Safety members, especially in the area of the upcoming drill.

Paul Smith has resources for vegetation clearing, namely around the King mountain area.

Mike Hatfield has begun surveying and tagging homes with an accumulation of brush and unsafe debris.

**Officer Reports:**

**President:** President Evergettis will request new AC members. President Evergettis will attempt to get in contact with homeowners whose properties appear to be abandoned or in disrepair.

**Vice President:** Director Freeman attended the KPAB meeting and relayed their concerns with the numerous upcoming construction projects. These include College of Marin, Marin General Hospital, and the bridge crossing on Bon Air Rd slated to be replaced this summer. We also reviewed the repaving projects on Rancheria and Evergreen to begin this summer.

**Treasurer:** Director Ross was not in attendance. The bank statement was reconciled by Jeanne Williams and President Evergettis. Treasurer Ross will be stepping down.

**County Update:** See above VP report. Nothing further to report in Director Willard's absence.

**Administrator's Report: ( see attached)**

The next Meeting Agenda was briefly discussed. In addition to the usual agenda items, we will discuss a possible refund to homeowners. The meeting was adjourned at 7:28pm.

Respectfully Submitted,

Kathleen Belzer, Secretary.