

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
THURSDAY, April 27, 2017**

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

**Call to Order:** The meeting was called to order at 6:08 pm by President Freeman

**Public Comment:** None.

**March Minutes:** M/S/A to approve

**Architectural Committee Report**

- M/S/A to ratify approval of all four projects up for ratification.
- M/S/A to approve the following Resolution to Indemnify Committee Members proposed by Barr.

Proposed KWPOA Resolution to Indemnify Committee Members

The Kent Woodlands Property Owners Association (“KWPOA”) board of directors recognizes the importance of KWPOA members volunteering to serve on KWPOA’s committees, and wants to encourage members to serve on KWPOA committees. Accordingly, resolved that, to the fullest extent permitted by law, KWPOA will indemnify persons appointed to its committees, including persons formerly occupying committee positions, in the same manner, and pursuant to the same procedures, applicable to the indemnification of directors and officers of KWPOA pursuant to Article XII, Section 5 of the Restated Bylaws of Kent Woodlands Property Owners Association. This resolution shall not be withdrawn, cancelled or modified in any manner without 30 days advance notice to all current KWPOA committee members. In no event shall any such change to this resolution be retroactive or applied to any act or omission of any KWPOA committee member which predates the effect date of any such change.

- The 661 Goodhill view restoration application (for trees at 651 Goodhill) has been scheduled for a May hearing with the full AC. As part of this, AC will look into a related complaint submitted by 651 Goodhill against 661 Goodhill.
- Michael Barber submitted invoices which had been backlogged.
- At least one additional member of the View Restoration Advisory Committee (VRAC) needs to be recruited.

**LPR Report**

- Becker reported that Becker and Freeman met with DPW staff to negotiate revisions to DPW’s proposed “Professional Services Community Service Agreement.” At issue were three points: 1) reimbursement versus direct payment by County; 2) delay of reimbursement until LPRs are “installed and operational” versus progress payments as expenses are incurred, with a requirement of reimbursement within thirty days; and 3) reimbursement of expenses to be reviewed and approved by DPW versus

reimbursement of all those originally calculated for the ballot measure. DPW representatives Tackaberry and Lando agreed to all but #1, explaining that direct payment by the County would require the County's lengthy and cumbersome procurement process involving RFPs, bidding, etc.

#### **President's Report –**

- Review of Davis-Stirling rules forbidding discussion and decisionmaking via group email.
- At the most recent KPAB meeting, COM announced that they will open five parking spaces in their lot across College Ave. from Kent Middle School and the Post Office, for the use of Kentfield residents.
- Kent Woodlands is experiencing a hot real estate market with 9 homes sold since January 1, compared to 1 home sold in that period in 2016.
- Beginning May 1, Kent Woodlands will have one dedicated Sheriff Deputy. His name is Deputy Scott Anderson.
- There was a complaint about power tool use late at night which KWPOA will investigate.

#### **Vice President –**

- Freeman reported for Goldsmith that there have been complaints about the lack of maintenance of homes which are vacant and pending demolition which KWPOA will investigate.

#### **Treasurer's Report**

- Williams reported for Gray on financial balances. Revenues and expenses are as expected. Six members' dues remain unpaid.

**Secretary Report --** None.

**County Report –** None.

#### **Administrator's Report –**

- 2017 Assessments: 474 members paid, 6 members not yet paid and have received third and final notice. Members remaining unpaid as of June 1<sup>st</sup> will be forwarded for collection action.
- M/S/A to adopt a resolution to record 73 Ridgecrest as fourteen months delinquent.
- 4/28/17 newsletter deadline
- Office hours returning to M/T/Th 9:00 – 2:00.

#### **Next Board Meeting (May 25) Agenda**

- Committee appointments
- License plate readers

**Meeting adjourned 7:28 pm**

I, the undersigned Secretary Pro Tempore of the KWPOA, certify the foregoing to be true and correct.

Ann Becker, Secretary Pro Tempore, KWPOA Board of Directors