

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, July 28, 2016

Present: Freeman, Evergettis, Barr, Becker, Willard, Goldsmith

Excused: Gray

Staff: Jeanne Williams, Administrator absent

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.

Under Sheriff Mike Ridgeway from Marin County Sheriff's Department. Ridgeway attended the board meeting at KWPOA Directors' request to discuss our patrol service. Sherriff Keith Boyd is our senior contact person. Ridgeway said that, for non-emergency matters, members can contact the Kent Woodlands patrol car directly when it's on duty. The cell phone number in Sheriff's car will be publicized in our newsletter. Board members asked that the Kent Woodlands sheriff patrol resume patrolling the entire neighborhood as was historically done. In response to Directors' questions, Ridgeway said the sheriff on patrol may be doing iPad paperwork in his car and is permitted to use a personal cell phone while on duty. Ridgeway will look into whether Sheriff can ticket cars illegally parked in the Kent Woodlands Acorn lot. Hours of the patrol service provided to us are 8am-4pm weekdays; Ridgeway said that they can't break that into four hour blocks. Regarding the cost of the dedicated patrol service provided to Kent Woodlands by the Sheriff's department, Ridgeway said that we should expect a 13-14% total increase over next 3 years (+5%, +5%, +3.5%); after that it might be +4% annual increases or might cede back to CPI. Ridgeway added that those figures do not include benefits. Ridgeway explained that Kent Woodlands pays the county based on the county's average county cost per full time equivalent sheriff (rather than cost of our specific sheriffs). Ridgeway will follow up with Evergettis on open issues such as re-examining the issue of ticketing the Acorn lot, providing the sheriff car's cell phone number, and resuming whole-neighborhood patrols.

Approval of the Minutes: M/S/A to approve the June 23 minutes as corrected. M/S/A to approve the minutes of the July 8 Emergency Meeting (related to measures for the November ballot).

Architectural Committee Report:

- Director Barr reviewed 2 items for ratification. M/S/A ratifying decision of the AC.
- Storage of AC files – M/S/A to rent 5x5 foot storage unit (initial monthly rent \$95) for archived records and materials.

Fire Safety Committee Report: Committee Chair Evergettis reported the Fire Safety Committee's first planning meeting will be convened in preparation for the October 1 drill. This year's drill will include SE Woodland Road, lower Rancheria, lower Evergreen, part of S. Ridgewood, College and Kent. With the completion of this drill, the entire Woodlands would have had a drill during the 5 year cycle. The Board will consider at a later date what to do in future years: repeat the 5 year drill cycle or undertake some new fire safety endeavor.

Security Committee Report and CSA-17A Ballot Measure Mechanics:

- Security committee head Ann Becker reported on progress on two measures that will appear on the November ballot. All Kent Woodlands residents, both members and nonmembers, will vote on each measure. One measure would authorize a parcel tax for to install and maintain a License Plate Reader system. The other measure would increase the parcel tax funding the dedicated sheriff patrol for Kent Woodlands Community Service Area (CSA-17). The Board of Supervisors will vote August 2 to place these measures on the ballot. Directors Becker, Freeman, and Evergettis will attend to support those measures.
- M/S/A specifying per parcel fees for November ballot measure authorizing collection of money for CSA-17 to install and maintain LPR's. The fee would be \$100 per living unit in fy2016/17 and \$11 annually each fiscal year thereafter.
- M/S/A specifying per parcel fees for November ballot measure increasing funding for sheriff patrol services. This ballot measure will propose an increase per Kent Woodlands living unit from \$260 to \$360 per year, then increasing no more than 3% per annum in subsequent years. Vote: 5 Yay; Willard Nay.
- Directors Becker and Evergettis will draft something for the newsletter informing members about the ballot measures.
- Discussion of how to procure an affordable power source for LPR.

6 Turnagain Rd. Resolution

- Title report prepared for sale of this property revealed it is a member property (both seller and KWPOA were unaware of the property's status as a member).
- M/S/A ratifying the attached resolution.

Officer Reports:

- **President:** Met with gardener; discussed installing an automatic sprinkler at Acorn lot. Kentfield Fire has obtained grant money to clear vegetation on the gated part of Crown Road and the emergency road that passes through 503 Goodhill. This clearing is in addition to obligatory annual KWPOA clearance of this easement by the KWPOA gardener.
- **Vice President:** Spoke of benefits of being in an HOA.
- **Treasurer:** Treasure Gray excused. President Evergettis reported on his behalf that there are no significant changes in financial condition.

County and neighboring jurisdiction Update: Director Goldsmith reported on a retirement party held for Kentfield Fire Chief Paul Smith. Director Becker reported on a meeting held by Larkspur City Council re reducing the number of vehicular lanes on a portion of Magnolia Avenue.

Administrator's Report: Administrator, on vacation, submitted a written report. See attached.

Next Meeting Agenda: The next board meeting is scheduled for August 25, 2016 at 6:00pm.

Meeting adjourned at 8:30p

Submitted by:

Mimi Willard, secretary

KWPOA Resolution Re 6 Turnagain Membership – July 28, 2016

1. Whereas, during the title search for the sale of the property at 6 Turnagain, Kentfield, California it was discovered that said property is a KWPOA member property.
2. Whereas, the engaged title company notified the KWPOA of the fact and requested information that 6 Turnagain is not financially encumbered by the KWPOA.
3. Whereas, the KWPOA was inadvertently not aware of said property membership and furthermore did not invoice for the annual assessment.
4. Whereas, the current owner of said property had no knowledge of KWPOA membership and thus did not pay any annual assessments.
5. Now therefore let it be resolved that the KWPOA will not require past assessments and penalties to be paid on said property by the current or future owners, and that the current owner pay the prorated amount of \$130 for the 2016 assessment from the date of discovery (July 9th 2016) through December 31, 2016.