

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
THURSDAY, August 25, 2016**

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

Excused: Becker, Barr

Staff: Jeanne Williams, Administrator

A quorum of directors was present at the meeting.

**Call to Order:** The meeting was called to order at 6:10pm by President Evergettis.

**Public Comment:** None.

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

**Architectural Committee Report:**

- 1 item recommended for approval. M/S/A ratifying decision of the AC Recommendation.

**Fire Safety Committee Report:** Committee Chair Evergettis provided update on preparation for the drill to be held 9AM October 1.

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

- Two Kent Woodlands ballot measures are approved by the board of supervisors and will appear on the November ballot. One measure would authorize a parcel tax for installing and maintaining 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).

**Officer Reports:**

- **Treasurer:** 2017 draft budget will be presented at September meeting. Financial condition remains strong.
- **Vice President:** VP Freeman was recently appointed to serve on Kentfield Planning and Advisory Board. KPAB advisory area has been expanded to include Greenbrae per Freeman.
- **Secretary:** Larkspur will be holding a public meeting September 7 regarding reconfiguration of Magnolia (removing a section of vehicular lane space and reallocating it to median greenscape).
- **President:** PGE has given Fire Safe Marin grant money for clearing below their pole lines. With such funds, work has started on Crown Road (between Coronet and Crown) for vegetation management, thus clearing the road to accommodate full size fire trucks. There will also be additional clearing emergency road between Woodland and Goodhill. President's newsletter message this month will be about upcoming Fire Drill.

**Administrator's Report:**

- One member property remains in arrears and under notice of default. This next agenda will include a resolution to go forward with a Trustee's Foreclosure sale of the property. Another member property in arrears has entered the lien process.

- The current terms of three current Directors expire in January: Barr, Becker and Goldsmith
- Annual membership meeting date will be set at September board meeting. Election Inspectors will be identified in case of a contested election (more candidates than open seats).
- Annual disclosure notice schedule discussed.
- KWPOA is not required to carry insurance coverage for Independent contractors (e.g., Architectural Coordinator, Landscaper).
- Drinking water service to be initiated for KWPOA office.
- Arrangements will be made to move old files into storage.
- Administrator's hours changing. Association office hours remain unchanged.

**Next Meeting Agenda:** The next board meeting is scheduled for September 22, 2016 at 6:00pm.

Meeting adjourned at 7:20p

Submitted by:

Mimi Willard, secretary