

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 24, 2015**

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

Staff: None. Jeanne Williams, Administrator, excused.

Excused: Gray

A quorum of directors was present at the meeting.

Call to Order: The meeting was called to order at 6:08pm by President Evergettis.

Public Comment: None.

Approval of the Minutes: M/S/A to approve the August 27, 2015 minutes as emailed.

Architectural Committee Report:

- Director Barr reviewed 1 item for ratification. M/S/A to ratify the decision of the AC.
- Barr discussed two instances of members who changed landscape installations from plans previously approved by AC. AC consultant Michael Barber will prepare for the newsletter a reminder that members should contact the KWPOA office before making any changes to approved architectural and landscaping plans.
- Barr reports a request for KWPOA to do something re prospective landslide from a neighbor property if coming winter has heavy rains. This is outside KWPOA jurisdiction.
- Lot line adjustments must be approved by KWPOA prior to submission to county. Lot line adjustments that move land from a member to a non-member property require the non-member property to join KWPOA.
- Director Evergettis praised AC committee as impartial and diplomatic.

Design Review Fees:

- After analyzing existing AC filing fees, board concluded they are appropriate relative to costs and will remain unchanged except for the change to the appeal fee described below.
- Appeals fees proposed draft change – A motion to approve a draft proposal to reduce appeals fees failed owing to a 3 to 3 tie. An alternative, compromise proposal was approved on 5-1 vote (Evergettis nay). Under the approved “draft” proposal, the current \$1500 fee for members to appeal an Architectural Committee decision would be reconfigured so that \$750 will be a non-refundable application fee (reduced from the current \$1000), and the reserve fee (refundable in all or part depending on the actual cost of the appeal) would be increased to \$750 from \$500. This draft change will be circulated to the membership via the October newsletter for comment over a 30 day period, after it will be subject to a final vote of the board.

Fire Safety Committee Report: President Evergettis updated on plans for the annual KWPOA evacuation drill scheduled for October 3, 9AM. Evergettis also reported that Kentfield Fire Chief Paul Smith hopes to widen the fire break around King Mountain and the East side of Baltimore Canyon an additional 30 feet and is looking for funds; this will not happen until at least 2016. Director Freeman reported a new member has expressed interest in joining the Fire Safety Committee. Chairman Evergettis will follow up.

Officer Reports:

- **President:** President Evergettis had nothing of import to report.
- **Vice President:** Attended College of Marin Community forum about college’s future vis a vis community needs. VP Freeman will ask the college for more notice before the next such meeting so

that we can encourage our membership to attend. The new Woodlands Book Club headed by Laura Mellberg has been a success. Schedule is posted in KWPOA newsletter and Next Door.

- **Secretary** – Halloween parade will be on a Saturday at 5PM. This will go in KWPOA newsletter. VP Freeman and Secretary Belzer will look for volunteers to help organize and host tables. Secretary Belzer will work with Jeanne Williams on getting permit approved by county. Halloween Parade co-heads are Belzer and Nicole Siminoff.
- **Treasurer:** Treasurer Gray not present, but submitted updated budget projection for 2015 and 2016. Board will vote at October meeting to approve a 2016 budget, dues, and possible one-time rebate of excess funds in reserve. Administrator and treasurer will update year-to-date figures and budget projections prior to that vote. Any rebate will be clearly explained in January 2016 dues invoices and cover letter; dues and possible rebate would be announced in December newsletter.

County Update: None

Administrator's Report:

- Administrator not present owing to family emergency.

Newsletter – VP Freeman will oversee November newsletter owing to vacation plans of President Evergettis, who will miss the October board meeting. President Evergettis will write an article encouraging members to take action to prevent falling tree danger as rains destabilize many drought-weakened and dead trees.

Combined November/December Board meeting – Will be Thursday December 3, 6PM. Design review appeal fees will be considered for final approval at this meeting.

October newsletter - Will include notification to membership re draft appeals fees changes, Halloween parade, open Director slot, and information about upcoming election.

Director Resignation – Director Belzer is resigning owing to taking on new responsibility as Secretary of the California Nurse Midwives' Association. While we are sad to lose Secretary Belzer, the board wishes her well in her new role. A call for members who are interested in being on the KWPOA board will be published in the October newsletter. Board members will interview any candidates and hope to name a new Director at the October meeting. The open slot is for a term expiring January 2017.

Next Meeting Agenda: The next board meeting is scheduled for October 22 at 6:00pm. Special agenda items will be budget and rebate, holiday party, Halloween parade, selection of a new Director, selection of a new Secretary.

Regular meeting adjourned at 8:50pm.

Submitted by:

Mimi Willard, secretary pro temp