

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, October 22, 2015

Directors Present: Goldsmith, Gray, Freeman, Willard

Director Present by Phone: Barr

Directors Excused: Evergettis, Belzer

Staff Present: Jeanne Williams, Administrator.

A quorum of directors was present at the meeting.

Call to Order: The meeting was called to order at 6:02pm by Vice President Freeman.

Public Comment: None

Approval of the Minutes: M/S/A to approve September minutes as corrected to change Design Review Fee item: At end of first sentence, continue with "and will remain unchanged except for the change to the appeal fee described below". Remove second sentence of first bullet.

AC Report (attached):

Director Barr reporting on Violich lot line adjustment hearing October 27. Owner has agreed to become a member property if approved. If site visit and hearing do not reveal any issues, this item will need to be voted upon by the board at the December 3 meeting.

115 Woodland is coming back for another Preliminary Review.

20 Evergreen Stop Work Order lifted, but neighbors now concerned about the previously approved plans, with one neighbor claiming she never received the final plans.

Director Barr presented one AC action for ratification. M/S/A to ratify decision of the AC.

Appointment of New Board and Committee Members: M/S/A appointed Ann Becker to the board seat recently vacated by Kathleen Belzer. This term will end in January 2017.

Appointment of Board Secretary: M/S/A appointed Mimi Willard as Secretary.

Nominations for 2016 Board of Directors Elections: As noticed in the October newsletter and per our election rule, the Board was prepared to receive nominations from the floor for the 2016 Board of Directors Election. However, no nominations were forthcoming. The deadline for nominations by mail or email is 10/31/15. All incumbents (Evergettis, Freeman, Gray, Willard) intend to run in this election, and will submit a statement of candidacy and eligibility to Jeanne Williams no later than 10/31/2015.

Approval of 2016 Budget: M/S/A approved the 2016 budget as presented by Treasurer Gray.

Vote on Resolution to Offer Rebate: Vice President Freeman made a motion to pass a resolution to rebate, on a one-time basis, \$200 to member properties that were members of KWPOA through the entirety of 2015. This rebate will be applied as a credit against each member property's 2016 assessment. M/S/A to adopt resolution.

Social Activities: Halloween Parade – Per J. Williams, road closure permit is secured and all details are being handled by K. Belzer and N. Siminoff. After-party to be held at the Colladay/Hake residence. Holiday party – Woodland Café not available, so Director Freeman is looking at Ambrosia. Freeman to discuss details with owner and report back.

Officer Reports:

President: President Evergettis not present

Vice President: Vice President Freeman reported that there is a community forum at COM on 10/28/15 to discuss potential traffic improvement projects on the Sir Francis Drake Corridor. J. Williams to send email to residents advising of the meeting time/place.

Treasurer: Treasurer Gray reported that Adjusted Journal Entries have been made to FY2014 books per our CPA to bring them in line with the 2014 reviewed financials.

County Update: No Report.

Administrator's Report: See attached.

Next Meeting Agenda: Next regular board meeting scheduled for Thursday, December 3. This meeting will serve both November and December due to holidays. In addition to the regular agenda items, add: Vote on Lot Line Adjustment, Vote on AC Appeal Fee, Annual Meeting Agenda.

The meeting was adjourned at 7:30pm.

Submitted by J. Williams