

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
THURSDAY, October 27, 2016**

Present: Freeman, Evergettis, Willard, Goldsmith, Gray, 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 6:05pm by President Evergettis.

**Public Comment:** None.

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

**Architectural Committee Report:**

- No ratifications to review.
- There is a candidate willing to serve on A/C, which would bring committee to five members.
- 2 cases before VRAC.
- Board will notify a member property that KWPOA will pursue an enforcement action should the member fail to comply with conditions of its A/C approval.
- A stop work order was issued on a member property that failed to comply with approved plans.
- M/S/A to appoint Tony Miller to VRAC.

**Nominations for 2017 Directors Election:**

- So far there are no new candidates for the board. The nomination deadline is October 31
- 3 incumbents self-nominated to serve another term.

**Treasurer's Report**

- Presented updated 2016 forecast and 2017 budget.
- M/S/A to approve 2017 budget.
- M/S/A for 2017 assessment of \$275.

**Review/Adjustment of Misc. Fees for 2017**

- The board decided to maintain disclosure packet and other miscellaneous fees at current levels for 2017.

**Fire Safety Committee Report:** Committee Chair Evergettis reported on fire drill held on October 1. All homes in Woodlands have been covered by fire drills in recent years. Fire safety committee losing several members. Chairman recommends giving fire drills a break for a few years, but continuing with newsletter safety tips and perhaps larger community safety meeting(s) at Kentfield fire station.

**Security Committee Report and Related:**

- Discussion of sheriff patrols and Measure M.

**Officer Reports:**

- **President:** One complaint about member CC&R violation has been resolved.
- **Vice President:** VP Freeman reported on Marin Catholic continuing to press for lights, which Kentfield Planning Advisory Board opposes. Supervisor Katie Rice discussed this at a community meeting.
- **Treasurer:** 2016 continues on budget.

**County Update provided by Ann Becker:**

- Sir Francis Drake Rehabilitation project: November 29 public meeting planned by county. Full EIR required (not a negative declaration). Project has not been narrowed. \$19MM in proposed work, with only \$13MM in funding identified so far.

**Social Activity Updates: Halloween Parade, Holiday Party:**

- **Halloween Party:** Update from Ann Becker re planning. Chris Colladay and Rich Hake hosting.
- **Holiday Party:** Bitsa Freeman provided update. Party is set for December 4, 5-8PM
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**Administrator's Report:**

- One member property that was in arrears is now current and released from lien.
- Reviewed rules for election.
- Annual disclosure packet plans.
- Newsletter plans.

**Next Meeting Agenda:** The next board meeting is scheduled for December 8, 2016 at 6:00pm.

Meeting adjourned at 8:00p

Submitted by:

Mimi Willard, secretary