

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, December 8, 2016**

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

Excused: Gray

Staff: Jeanne Williams, Administrator

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.

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

Architectural Committee Report and Ratifications:

- Ratified AC approval for 12 Idlewood.
- Need another member for VRAC who can do site visits during the day.
- Stop work order still in effect on a member property that failed to comply with approved plans.
- Pending AC matter re solar panels.
- No enforcement action needed following a member property having complied with conditions of A/C approval

Vote to Appoint New Member of Architectural Committee

M/S/A to appoint Tom Nicholson as new AC member

Insurance Review

- Moved to executive session

Fire Safety Committee Report: Committee Chair Evergettis reported on conversation with fire chief regarding replacing KWPOA annual fire drills with annual fire safety meeting for the larger community. Fire Safety Committee will continue in place with future responsibilities TBD.

Security Committee

- Discussed approaches to ensuring good Sheriff service
- Question re KWPOA's ability to terminate sheriff contract if future circumstances merit.
- Progress report on activities necessary to get license plate reader installed and operational.

Treasurer's Report

- Treasurer unable to attend but submitted updated figures.

Vice President's Report

- Nothing to report

President's Report

- President will contact counsel re impact of new state laws (AB2299, SB1069 and AB2206) that limit local jurisdictions' regulatory authority over junior second units and accessory units.
- President announced his resignation effective January 19, 2017. The board expressed its appreciation of President Evergettis' steady leadership and many contributions to the community.

County Report by Ann Becker and

- No further progress evident on Sir Francis Drake Improvement Project.
- Discussion of Measure A (transportation sales tax) future renewal.
- Discussion of Kentfield/Greenbrae school parcel tax prospect.

Holiday Party Recap

- Holiday party was well attended and successful.

Administrator's Report

- Annual meeting notices going out.
- Disclosure reports going out
- December newsletter deadline.

Agenda for January 18, 2017 Annual Meeting

- Treasurer report
- Administrator to invite county and fire officials to address membership and answer questions.

Preliminary Agenda Set for Next Board meeting on: January 26, 2017 at 6:00pm.

Meeting adjourned at 7:45pm

I, the undersigned secretary of the KWPOA, certify the foregoing to be true and correct.

Mimi Willard, Secretary, KWPOA Board of Directors