

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, October 26, 2017

Present: Barr, Becker, Freeman, Gray, Leh, Willard
Staff: Jeanne Williams, Administrator
A quorum of directors was present at the meeting.

Call to Order: The meeting was called to order at 6:01 pm by President Freeman

Public Comment: None

September Minutes: M/S/A to approve

Nominations for 2018 Board of Directors Election:

No association members were in attendance, and no nominations were received from the floor. Board Members Freeman, Gray, Leh, and Willard stated their intention to run as incumbents.

Architectural Committee Report and Ratifications

- M/S/A to ratify approval of three projects.
- Director Leh provided an update on the design of a new spreadsheet for the tracking and billing of charges for architectural projects.

Committee Appointments – Nothing to report. Still seeking another member for View Restoration Advisory Committee.

LPR Report and Related Votes

- Becker announced that the agreement granting the LPRs electrical power from the residents at 5 Rancheria was signed. The LPR project can now proceed. Jeanne Williams, Administrator, arranged a meeting with ILS Engineering to re-bid the engineering work which is necessary for the Encroachment Permit. Becker and Freeman also attended that meeting. ILS is ready to begin work.

Officer Reports

President's Report:

- Crime – There have been several recent burglaries among houses along Goodhill and Rancheria (and eight in the McAllister area nearby). Freeman spoke with the Sheriff Deputy and has learned this: 1) they believe the suspect is local due to the fact that he is on foot; 2) he is stealing cash, prescription drugs, jewelry; 3) he is targeting homes which are easily reached on foot near the entrance to Kent Woodlands, whose owners are out or on vacation, and whose doors and garages have been left unlocked. She advised that people not announce on NextDoor that they will be traveling.
- Fire Safety – Many residents have expressed concern about fire safety, and specifically about the need for PG&E to under-ground electrical lines. Becker organized a meeting to take place on Friday October 27 at the KWPOA Office to discuss and initiate action on fire safety issues. Freeman suggested that the

attendees join the existing Fire Safety Committee, whose work previously focused on fire evacuation drills, and broaden its reach to address these new issues raised by the Sonoma and Napa wildfires. In the discussion which followed, it was suggested that KWPOA reach out to organizations and agencies on behalf of Kent Woodlands residents, such as the County, the PUC, MMWD, Kentfield Fire Department. The Fire Chief will be invited to speak at the Annual Meeting. Willard will draft a letter for the Board to send to Supervisor Katie Rice. Becker is meeting with Nancy Vernon, Assistant to Katie Rice, on October 30 and this is on the agenda.

Treasurer's Report

Gray reported the September financials which were consistent with plan.

Social Activities Update

- **Halloween Parade and Party** – The Halloween Parade will begin at 5:00 pm on Tuesday October 31, followed by the Party. Non-members Tara Dale and Bob Gray, residents of 215 Woodland Road, have agreed to host the party, which is funded by KWPOA. Traffic on Woodland Road between Goodhill/Rancheria and North/South Ridgewood will be detoured due to the large numbers of young Trick-or-Treaters. Advance notice of the parade and detour will be published in the newsletter and posted at the Woodlands entrance, key intersections, and trailhead parking areas on Crown Road.
- **Holiday Party** – On Sunday December 3 at 5:00 pm, KWPOA hosts the Annual Holiday Party to which all Kent Woodlands residents are invited. This is an adult event. The cost is \$20 per person. The location will be Woodlands Café. Invitations will be sent out shortly.

Administrator's Report –

- One lien has been recorded, on 73 Ridgecrest, for failure to pay dues.

M/S/A to adopt a measure to start a lien proceeding for 136 Upland Rd. which has been in arrears for eight months.

- Planning for KWPOA board election and Annual Meeting on January 17.

Next Regular Board Meeting: December 7, 2017

Meeting adjourned 7:35 pm

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

Ann Becker, Secretary, KWPOA Board of Directors