

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
THURSDAY, May 24, 2018

Present: Freeman, Barr, Becker, Goldsmith, Gray, Leh, Willard
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

Guest Speakers: Dick Spotswood and Bob Emrich, Greater Magee Avenue FireWise Community

- Dick Spotswood and Bob Emrich were invited to speak about their success in getting neighbors to work together to reduce fire risk and to create a FireWise Community. Dick is an OpEd Columnist for the Marin IJ. He announced in his column that he intends to keep writing about fire risk in every column. Bob Emrich is the neighbor who spearheaded the effort. Their neighborhood is the Magee Avenue area in Mill Valley, a neighborhood of fifty homes which is part of the much larger West Blithedale Neighborhood Association.
- This neighborhood is similar to Kent Woodlands in terms of topography and plant life.
- In 1990, an Emergency Preparedness Committee was founded. However, after the massive wildfires in Santa Rosa this fall, their Fire Chief and others realized that more work was needed. (The Fire Chief said, "Until today I thought we'd get everybody out.") Their new focus was on both fire fighting and evacuation. The Fire Chief took Mill Valley City Council on a tour of the devastation in Santa Rosa. They were immediately on board with the idea of revising city ordinances, and allowing the city to put liens on property which have not completed fire hazard removal work (in the same way that the Kentfield Fire Department can put liens on properties of homeowners for not completing fire hazard removal work.)
- There are ten trees or plants which are hazards and which this neighborhood worked hard to eradicate. Some of them are: Eucalyptus, Pine, Cypress, Acacia, Juniper, and Bay Laurel, plus Bamboo and Rosemary.
- Half of the neighborhood joined the effort right away, and half were either in denial or believed they had already done enough. With peer pressure, most of the neighborhood eventually came on board. What they saw was that when people removed hazardous trees, the properties looked good.
- They asked five tree companies to come in and give bids on three different jobs, in order to get a sense of which tree companies would provide the best value.
- The Mill Valley Fire Department provided chippers, and they removed 50 tons of debris to the dump.
- An important part of their effort was working with youth groups and the schools to educate children, who then brought the message home to their parents.
- The work done by this FireWise community has reduced the likelihood that a house fire will spread to other homes.

April Minutes: M/S/A to approve

Architecture Committee Report and Ratifications

- M/S/A to ratify approval of three projects.

Fire Safety Report and Related Votes

- M/S/A to become a FireWise Community.
- The Fire Safety Committee will play an important role in our becoming a FireWise Community. More committee members need to be recruited such that we have members in every sub-neighborhood of Kent Woodlands.
- To be discussed at our next meeting: 1) Magee Avenue FireWise was successful partly because of their personal outreach to homeowners, rather than relying on the Fire Department to do it all; 2) Getting the County to take on more of the fire hazard removal tasks, by telling them what we homeowners will do and what we want them to do.

LPR Report and Related Votes

- Administrator Williams reported that the LPRs are operational. Some tree work was necessary to provide totally unobstructed views for the two cameras. President Freeman and the entire Board thanked Administrator Williams for her work on this project.
- Director Becker agreed to contact Sheriff Doyle to ask about appropriate signage about the LPRs, specifically what language would be most effective at deterring crime.

Food Truck Social Event

- Director Leh and member Melissa Christianson are working on a Kent Woodlands social event. The date will be Sunday, September 16 and the time will be 5:30 – 7:30 pm. Crown Road will be closed to vehicular traffic for a short distance between two driveways, such that the closure doesn't block anyone's access to their home. One or two Food Trucks plus an Ice Cream Truck will sell food. KWPOA will also bring in tables and chairs, and portable toilets. The Fire Department plans to send a fire truck.

Holiday Party 2018

- Director Leh reported that The Guest House, formerly Ambrosia, is the potential site for the Kent Woodlands Holiday Party. The date will be Sunday, December 9 (rather than our traditional first Sunday of December, which is the first night of Hanukah). The time will be The tentative charge will be \$25 per person. The estimated net cost to KWPOA is \$4,000, versus the net cost last year of \$6,100.

Officer Reports

- **President's Report:**
 - President Freeman reported that she has received complaints about tree work being done by the County along Goodhill, Buckeye, and other roads. The County wants to maintain an 8-foot setback along all roads. The main issue is that the County workers showed up with no warning.
 - She has also heard from many neighbors about tree removal being done by homeowners as directed by the Fire Department. People need to realize that the need for fire hazard removal is determined by the Fire Department, not KWPOA. Also, people need to complete an application for hazardous tree removal beforehand. This is a no-fee application, and there is no requirement to get neighbor approval for hazardous tree removal which is backed up by a

letter from the Fire Department.

Administrator's Report

- **Assessments** -- Administrator Williams reported that five assessments remain unpaid and pre-lien notices will be sent out to those homeowners in mid-June.
- **LPR Project** -- Administrator Williams, who has been managing the LPR installation project, reported that the license plate reader cameras are operational.
- **County DPW Tree and Brush Clearing** -- After homeowners complained, Administrator Williams contacted Nancy Vernon, in Supervisor Katie Rice's office, and is working with Nancy to develop a better system of communicating about DPW work to homeowners. She stated that DPW said they knocked on every door, but this was not sufficient.
- **Newsletter Deadline** – The next newsletter deadline is Tuesday May 29 at noon.

KWPOA Parking Lot Enforcement

- Director Leh reported that the new procedure is as follows: When the Deputy sees a car parked in the KWPOA lot without the required acorn sticker, he will place a warning flyer on the car windshield. He will contact KWPOA if there is a repeat offender and request that it be towed. He will wait there to oversee the towing.
- As a reminder, only homeowners who are members of KWPOA , and who have an acorn sticker on the left rear bumper of their car, may park there. This doesn't include guests or household workers.
- If anyone else sees a car parked there illegally, they can email the Deputy to alert him. His email address is: K_WoodlandDeputy@marinsheriff.org. It helps to include a photo of the rear of the car including license plate, if possible. Otherwise, simply describe the car and provide the license plate number.

Next Regular Board Meeting: June 28, 2018

Meeting adjourned 7:56 pm

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

Ann Becker, Secretary, KWPOA Board of Directors