

**KENT WOODLANDS PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**THURSDAY, June 28, 2018**

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

Excused: Leh

A quorum of directors was present at the meeting.

**Call to Order:** The meeting was called to order at 6:02 pm by Secretary Becker.

**Public Comment:** None

**May 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**

- It was brought up that the Ross Fire Department conducts "Resale Inspections" when homes are sold. In at least one case, the Ross Fire Department informed the homeowner that "the mature pine trees shall be cut back and up and should be removed completely." The Kentfield Fire District doesn't do such inspections and will not do so until and unless an ordinance is passed which requires them.
- It was said that a resident removed Juniper as directed by the Fire Department, but expressed dismay that many other neighbors have not removed their Juniper bushes. It was said that the Fire Department is mandating the removal of Juniper which is within 30 feet of a structure, and not otherwise. It was also said that the neighbors whose Juniper is not yet removed may be planning to remove it within the 30 day period allowed by the inspections, and if it isn't removed within 30 days, Todd Lando has suggested that the Fire Department be alerted about the lack of compliance.

**FireWise**

- 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.
- The locked gate on the fire road at Upper Rancheria is a concern to residents who live uphill from that point and would like to use it as an escape route in the event of a wildfire coming up Baltimore Canyon. (The other possible escape route is at the end of Ridgecrest, via King Mountain down to Larkspur.) The Fire Department told at least two members of the past KWPOA Board that they will not provide keys to the gate. The Fire Department's concern is that residents driving downhill on that one-lane dirt road will prevent fire engines from driving up. It was suggested that the KWPOA President or the Chair of the Fire Safety Committee contact Kentfield Fire Chief Mark Pomi to discuss this issue.

**LPR Report and Related Votes**

- Administrator Williams reported that the LPRs are operational and confirmed that the Marin County Sheriff is receiving data. Some additional tree work will be necessary to provide totally unobstructed views for the two cameras.

- Director Becker investigated the use of signage about the LPRs, specifically what language would be most effective at deterring crime. She was given sample signs by the LPR vendor. She discovered that the County would require an Easement Permit to post such a sign. It was agreed that such a sign might create problems, by alerting criminals of a possible need to evade detection. For that reason, the idea of posting such signs was dropped from consideration.

### **Officer Reports**

- **Vice President's Report** – Director Goldsmith reported that she has received complaints that a business event is being planned at the private residence at 73 Ridgecrest Road on June 30, in direct conflict with the CC&Rs. It was agreed that Administrator Williams should contact the organizer, Carolina Grace Lorenzo, with a “Cease and Desist” order requiring that the event be relocated or cancelled.
- **Treasurer's Report** – Director Gray reported that he is in the process of renewing the lease for office space.

### **Administrator's Report**

- **Assessments** -- Administrator Williams reported that five assessments for 2018 remain unpaid and that pre-lien notices were sent out to those homeowners in mid-June. The pre-lien notices contain a warning that these will be referred to a Collection Agency in 30 days.
- **LPR Project** -- Administrator Williams, who has been managing the LPR installation project, reported that the license plate reader cameras are operational.
- **Parking Lot Enforcement** – Our Sheriff Deputy asked if we'd like lines painted in the Acorn Lot. It was agreed that lines would not be in character with the “woodlands” nature.
- **Newsletter Deadline** – The July newsletter is already in the press process. Evacuation is the topic of the President's letter and an informational column prepared by the Fire Safety Committee.

**Next Regular Board Meeting:** August 23, 2018

**Meeting adjourned** 7:06 pm

**Meeting reconvened** 7:08 pm

### **Food Truck Social Event**

- Director Leh reported by phone about the Food Truck Social Event planned for Sunday, September 16, from 5:30 to 7:30 pm. It is hoped that the new location will be Vineyard Way, pending the approval of one remaining neighbor. Every neighbor contacted has expressed enthusiastic support for the event. A road closure permit will not be required because a removable barrier will be used, and Fire Trucks can get past it with no difficulty.
- Food Trucks will offer Grilled Cheese sandwiches, Mexican food, wine and beer, and Snowcones. There will be a Face Painter. Portable toilet will be brought in, along with a sink for handwashing. The estimated cost for food truck minimums and the bathroom facilities is \$2,500. KWPOA will also bring in tables and chairs, and portable toilets.
- Director Leh is working with member Melissa Christensen, who proposed this idea, on publicity. Administrator Williams will also send out a flyer. This event is open to residents of Kent Woodlands, and their children, as is the Halloween Parade & Party.

**Meeting adjourned** 7:15 pm

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

Ann Becker, Secretary, KWPOA Board of Directors