

KENT WOODLANDS PROPERTY OWNERS ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

THURSDAY September 30, 2014

Present: Goldsmith, Willard, Freeman, Evergettis, Belzer, and Paul Ross
Barr was available by phone for the beginning of the meeting and was in attendance as soon as she could be present.

A quorum of directors was present at the meeting.

Staff: Jeanne Williams, Administrator.

The meeting was called to order at 5:31pm by President Goldsmith.

Guest Speaker: Larry Bragman is running for the MMWD. He was introduced by Mimi Willard. He is currently a Board Member on the Fairfax Town Council. He communicated his views on the direction he would like to help steer the MMWD.

Public Comment: A member commented on issues related to the solar approval process.

Approval of the Minutes: The minutes of the 8/28/14 meeting were unanimously approved by motion of Director Evergettis. The motion was seconded by Director Freeman.

Appointment of New Board Member: President Goldsmith introduced Paul Ross as the newly appointed Board member to fulfill Director Polesky's term as Treasurer. Director Evergettis made a motion to approve the appointment. Director Willard seconded the motion. The board voted unanimously to appoint Paul Ross.

AC Report: See Attached. Director Barr asked for approval of 1 item for the extension of a current project dependent on all appropriate fees being paid. This item was approved by a majority.

Administrator's Report: See Attached. Disclosure packets need to go out soon. There was a brief discussion regarding the Ballot mailing and upcoming Annual Meeting in January. There was also a discussion of the Holiday Party which will be coordinated by Director Freeman. Jeanne Williams and Director Belzer reported on the Halloween parade which will be held at 5:00pm with the assistance of the Sheriff and Fire Departments. Jeanne Williams will obtain the permit for road closures. Nicole Siminoff is assisting with coordination. We will need assistance from Board members along the route.

The meeting was adjourned at 7:20 so Executive session could begin with David Feingold when he arrived. The meeting was reconvened at 8:48.

Officer Reports:

President Goldsmith: Security cameras will be on the agenda at the Annual Meeting. We will have two detectives at the annual meeting to answer questions. The cameras would be intended to read license plates only.

Vice President: Director Willard briefly discussed County Housing Issues including mandatory number of units and approved location, namely the Strawberry and Marinwood areas.

Fire Safety Committee Report: The Evacuation Drill is planned for October 4th. A brief update of the plan for the drill was given by Barry Everettis.

The next meetings agenda was briefly discussed. The October meeting has been moved to October 30th because of scheduling conflicts.

The meeting was adjourned at 9:15.

Respectfully Submitted,



Kathleen Belzer, Secretary.

**KWPOA
AC Committee Actions for Board Ratification
October 30, 2014**

Property Owner	Property	Application/Project	Action	Date	PO Signed Approval Rec'd	Board Ratification	Refund
Decisions for ratification							
Segars	316 Goodhill Rd	C1: Minor Changes - Solar panel installation	Denied	08/26/14	N/A		
Barber	26 Rancheria Rd	C13: Application Resulting from Enforcement - New paint color	Approved*	10/22/14	10/30/14		
Lowe	211 Goodhill Rd	C1: Minor Changes - Solar panel installation	Approved**	10/22/14	10/29/14		
Seiffert	120 Evergreen Dr	C2: Minor Additions - Tree trimming, new doors, windows, railing	Approved**	10/22/14	10/24/14		
Guay	3 Idlewood Rd	C2: Minor Additions - New fence	Approved**	10/22/14	10/24/14		
Fuchs	30 Upland Rd	C4: Significant Changes in Appearance - Remodel and addition (196 sf), new doors, windows, siding, roof, landscaping	Approved**	10/22/14	10/29/14		
Fellows	15 Spring Rd	C6: Teardown - Teardown and new two story house, garage, pool and site work (7,372 sf including garage)	Approved**	10/22/14	10/27/14		
Abecassis	440 Goodhill Rd	C5: Substantial Remodel - Remodel, Addition including second story (1,650 sf, New Pool, Landscaping, Tree Removal	Approved**	09/16/14	09/30/14		
Decisions not included for ratification							
Johnson	65 Ridgecrest Rd	C2: Minor Additions - Landscaping Changes, Tree removal	Approved**	08/26/14	09/03/14		
Smock	30 Rancheria Road	C7: Changes to Approved Plans - Tree Planting	PARTIALLY APPROVED**	08/27/13			
*Approved							
**Approved with Special Conditions							

KWPOA BOARD MEETING – 09/30/14 ADMINISTRATOR'S REPORT

2014 Assessments: 1 member remains unpaid.

Complaints Received:

- Complaint regarding barking dogs on Rancheria. Letter written to homeowner.
- Complaint regarding tree limbs/yard debris near road on So. Ridgewood. Still trying to determine property owner.

Newsletter: Deadline: ASAP.

Projects:

- **Disclosure Package:** Need to finalize and send to Feingold by 10/15 for production no later than 11/1.
- **Neighborhood Directory:** Scheduled to include in November disclosure package
- **Halloween Parade (10/31)**
- **Election & Annual Meeting (January 15, 2014)**
 - October newsletter: Announce meeting/election; call for candidates; publish election rules
 - October Board Meeting: Special Membership meeting to accept nominations; appoint election Inspectors
 - Nominations close October 31.
 - If necessary, prepare balloting materials to be sent by December 1. Request that the production, assembly and mailing be performed by an independent 3rd party.
- **2015 Assessments (12/31/14)**
- **Ongoing:** Web site updates, newsletter, disclosure packages, demands.

Fire Safety Committee:

Current Committee Members - Heidi Meyer, Trina Lavigna, Ron Antipa, Betty Hansen, Ed Miller, Kathleen Belzer, Barry Evergettis (Co-Chair), Peter Brockman, Paul Homrighausen (Co-Chair), Rob Stiles

County Notifications:

None