

# **KENT WOODLANDS PROPERTY OWNERS ASSOCIATION**

## **MINUTES OF THE BOARD OF DIRECTORS MEETING**

**THURSDAY, OCTOBER 30, 2014**

Present: Goldsmith, Willard, Freeman, Evergettis, Barr, Ross, Belzer (late arrival)  
Staff: Jeanne Williams, Administrator  
A quorum of directors was present at the meeting.

**Call to Order:** The meeting was called to order at 5:33pm by President Goldsmith.

**Public Comment:** None

**Approval of the Minutes:** M/S/A to approve September 30, 2014 minutes as emailed.

**AC Report (attached):** Director Barr presented a total of 8 AC decisions for ratification. M/S/A NOT to ratify the AC's denial of solar panels of 316 Goodhill (Goldsmith, Willard, Freeman, Evergettis, Ross in favor of not ratifying; Barr opposed). M/S/A to ratify all other decisions of AC.

**Fire Safety Committee Report:** Director Evergettis reported that the fire drill was successful. Approximately 50% of residents in the evacuation area responded, 25% actually participated. Woodlands Market provided coffee and pastries; Boy Scouts had emergency kits for purchase. Katie Rice mixed up her dates and missed it; sent her apologies.

**Officer Reports/County Update:** Director Belzer arrived during Officer Reports and took over the recording of the minutes.

**President:** Director Goldsmith reviewed that the litigation issue with the Matheses has been settled. A small update will be placed in the newsletter. Goldsmith also reported that Sheriff's Detective Fode will be at the annual meeting to describe proposed security cameras and answer questions from members.

**Vice President:** Director Willard reports that a community meeting with Katie Rice is scheduled for November 8 at Bacich School and expects it to be well attended. Katie's agenda to include Housing Element and Transportation.

**Treasurer:** Director Ross reviewed the 2014 budget and the prospected 2015 budget. The budget was approved subject to refinements that Treasurer Ross will make as he receives updated financial information.

The bank statement had been reconciled by Ms. Williams.

Director Belzer gave an update on the Halloween parade.

Director Freeman gave an update on the Holiday party which will be held on December 7<sup>th</sup> at 5:00. It was unanimously agreed upon to reduce the cost to \$15.00 per person. Invites will hopefully go out Nov. 10<sup>th</sup> or 11<sup>th</sup>. Jeanne will also send a "Save The Date" e-blast and a notice will be placed in the November newsletter.

**2015 Assessments and Disclosure Package:** The Homeowner Assessments for 2015 were discussed. Director Evergettis made a motion to reduce the assessment by \$50.00 to \$275.00. This motion was seconded by Director Belzer. The motion was unanimously approved.

Disclosure packets will go out in the month of November. Jeanne is waiting for approval from David Feingold who is reviewing the packet for accuracy. The disclosure packets will include an updated member directory.

**Administrator's Report:** See Attached. All 2014 assessments have been paid. It was decided to print a notice in the November newsletter regarding reserve fees for AC applications and a reminder to homeowners to contact the office at the completion of projects to reclaim any unused reserve fees.

**Solar:** Director Freeman has arranged to have the workshop at the Kent District Office Conference Room. The room will hold approximately 25-30 people. The tentative date set is 11/20/14 at 7:30. We will hopefully coordinate this date with the solar consultant, the AC members, and Dave Feingold. The issues we would like to address are technical and legal issues related to residential solar installations, and the direction the solar industry may take in the near future.

**Upcoming Annual Meeting and Elections:**

The upcoming Annual Meeting will be on January 14th. There have been no candidates who have come forward to run for Board positions. Three open seats are currently held by Anne Barr, Kathy Goldsmith and Kathleen Belzer. All these candidates confirmed they plan to run for reelection. There was a brief discussion regarding the Ballot mailing should there be candidates for these open seats. The deadline for candidates to notify the Board is 10/31/14. The ballots will go out in the first week of December and a statement from each candidate will be included in the December newsletter. Potential election inspectors and alternates were identified. Director Goldsmith will contact potential inspectors.

The next meetings agenda was briefly discussed. The meeting will be held on December 4<sup>th</sup> due to the Thanksgiving Holiday.

The meeting was adjourned at 7:55

Respectfully Submitted,

Kathleen Belzer, Secretary.