



Kent Woodlands Property Owners Association

REGULAR BOARD MEETING MINUTES

Monday, June 24, 2024 - 6:00PM

Meeting held at 1010 Sir Francis Drake, Suite 200, Kentfield and via Zoom

Directors Present: Jeff Leh, Bitsa Freeman, Steve Ring, Sara Wardell-Smith

Directors Absent: Noah Hagey, Ghigo DiTommaso

Staff Present: Jeanne Williams

Call to Order: Meeting called to order at 6:02pm.

Public Comment: None

Fire Safety & Hazard Mitigation Report: Jeff Leh reporting for Heather Hill. Inspections of properties for fire hazards continue. A couple of dozen letters going out soon with a deadline for compliance. Three properties receiving final pre-enforcement notices.

Approval of May 20, 2024 Board Meeting Minutes: Unanimously approved as submitted.

AC Report and Ratifications: Bruce Raabe reporting. Board voted unanimously to ratify one AC decision (211 So. Ridgewood). Board voted unanimously to appoint Steve Ring as temporary Board representative to the AC.

Entrance Project – Next Steps & Special Assessment Process: Board unanimously approved the final ballot package as distributed prior to the meeting. Ballot package to be distributed to all members by Pro Elections on 7/25/24.

Letter to County Re: Construction Parking Advocacy: No member volunteers have emerged to head this up. Leh to reply to the neighborhood coalition on Rock Road to seek volunteers. Ring and Freeman to reach out to the County to follow up on previous communications.

SB9 – Lot Splits: We have been advised by legal counsel that the SB9 legislation allowing lot splits does not supersede the KWPOA CC&Rs. Leh to send letter to county planning department requesting that planners be made aware of the CC&R restrictions regarding lot splits.

Insurance Renewal: Board voted unanimously to approved the 2024-2025 insurance renewal as distributed to board members prior to the meeting.

MCSO Substation: A COM campus safety committee has given the COM president a recommendation to remove the Sheriff's substation from its current location, which would negatively impact Kent Woodlands residents. A meeting on the subject was scheduled for today

but was rescheduled for 7/22/24. A notice will be emailed to members to encourage their attendance.

Carbon Neutrality Task Force Report: No Report

Kentfield/Ross Magazine: Freeman's next submission will address the upcoming special assessment election. Williams to provide Freeman with counsel-approved language regarding the election, photo of the entrance in the 1890's, and the final concept drawing of the proposed entrance project.

Social Events Update: Next food truck event scheduled for September 8, 2024.

Officer Reports:

VP Freeman reported KPAB approved the Marin Catholic field lights; now it moves through the county process.

Treasurer Wardell-Smith reported on monthly financial reports. Financial picture remains in good standing. Now that all assessments have been collected, income for the remainder of the year will come from Design Review and Disclosure Packages. Monthly operating cashflow will be negative for the remainder of the year.

Operations Report: Continuing to work on special assessment election arrangements with Pro Elections. Other projects include fire enforcements, insurance renewal, other general operation matters. Newsletter deadline is 6/26/24 at noon.

Next Regular Board Meeting: July 22, 2024 at 6:00pm

Meeting adjourned at 6:48 pm.

BITSA FREEMAN, VP/SECRETARY

APPROVED AT 7/22/2024 BOARD MEETING