

Approved Minutes
KALA POINT OWNERS ASSOCIATION
REGULAR BOARD MEETING
TUESDAY, October 8, 2019
1 PM
Kala Point Clubhouse
(Members are encouraged to attend)

The Kala Point community is a common-interest residential homeowner association (HOA). When purchasing or building within Kala Point, homeowners agree to follow the HOA's governing documents, which include: Conditions, Covenants and Restrictions of Record (CC&Rs); Rules and Regulations; By-Laws; and detailed Administrative Policies and Procedures (APPs). APPs are Board-enacted rules. The protective umbrella of these governing documents works in the best interest of all homeowners ensuring higher standards of neighborhood appearance and enhancing the collective value of the homes.

Supporting documents for Board Meetings are on the KPOA website.
Click Members then Board Meeting Files.

Call Regular Board Meeting To Order
By Joe Englander, President at 1:02 pm

Board Members in Attendance: J. Englander, President; K. Titus, Vice President, J. Erreca, T. Gillespie, D. Kimball, D. Moses and S. Rovanpera. Also in attendance: Keith Larson, General Manager; Daniella Brockmeier, Administrative Assistant; and 13 other attendees.

Establish Quorum
Joe Englander, President, established a quorum
Absences: J. Oliveira, S. Reed

Changes to Agenda, Announcements
Board of Directors met in Executive Session prior to the Board Meeting to discuss legal concerns.

Call for Member Comments on Agenda Items
Obermeyer, Gary

Approval of Minutes

Motion to approve September 10, 2019 Regular Board Meeting Minutes by S. Rovanpera

T. Gillespie seconded

Motion approved unanimously by show of hands. Res. 19_10_01

Motion to approve September 10, 2019 Board Compliance Hearing Minutes by J. Erreca

D. Kimball seconded

Motion approved unanimously by show of hands. Res. 19_10_02

Inquires and Correspondence

Phil Brodt in re dead deer; Dick Schneider, in re Cassandra; Sigrid Cummings, in re Cassandra and emergency water; Leslie Miller, water tanks; Robert Ontiveros, in re date of Town Hall

September 10 Jean Erreca
October 8 Scott Rovannerpa
November 12 Dale Moses
December 10 Tom Gillespie
January 14 Dan Kimball
February 11 Kim Titus
March 10 Dale Moses
April 14 Jean Erreca
May 12 Steve Reed
June 9 Kim Titus
July 12

General Manager and Grounds Report

Administration Office

- All KPOA Bank Accounts have been updated with the 2019-2020 Signers. The ICC will conduct their internal Audit to verify all signers have been updated per their APP's.

Motion to Amend to APP X Personnel Policy Handbook by T. Gillespie

S. Rovannerpa seconded

Motion approved unanimously by show of hands. Res. 19_10_03

Clubhouse

The Pool will be closed for the season on October 16.

Finance

Motion to approve the unplanned expense of \$7,484 from the Operating Budget for IT Services for September through December 31, 2019 by T. Gillespie

D. Kimball seconded

Motion approved unanimously by show of hands. Res. 19_10_04

2019 Reserve Projects - \$183,601

- Annual Road Maintenance – **Budget \$27,796 – Complete**
 - Final Cost has not been received as of this report.
- Admin Carpeting – **Budget \$6,406 – Deferred to 2021**
- Admin Computer System Replacement – **Budget \$9,225 – Complete**
 - Total Project Cost - \$9,722
- Access – Traffic Access Gates – **Budget \$50,174 – Complete**
 - Total Project Cost - \$48,718
- Clubhouse Waterline Repairs/Restorations - **\$10,000 – Complete**
 - Total Project Cost - \$6,604
- Pool/Jacuzzi Project - **\$80,000 – Complete**
 - Total Project Cost - **\$78,438**
- Phone Entry Device – Unbudgeted **\$8,491 - Complete**
 - IT – Data Migration - \$3,019
 - ❖ Total Project Cost - \$11,510

Grounds Committee Report

- 121 Windship Dr. – Vehicle parked in driveway with flat tire/Ivy growing on trees blocking Marine View. Multiple letters sent to owner. Sent second letter on May 24th with a new deadline of August 1st. Owner was granted and extension to October 1 to deal with the vehicles parked in her driveway.

The Maintenance Projects Underway:

- The Floats were removed from the water on September 27.
- The Clubhouse Stormwater Drainage System was Rerouted due to clogged system

Unfinished Business

Motion to place Cassandra Emergency Supplies Cache on December ballot separated from budget: “Yes, I want the Emergency Preparedness Committee to establish over a five-year period a cache of emergency supplies as outlined separately for deployment during a disaster at a cost not to exceed \$35 per member per year” and “No, I do not want the establishment of an emergency cache. “by T. Gillespie

S. Rovanpera seconded

Motion to place Cassandra Emergency Supplies Cache on December ballot separated from budget: I want the Emergency Preparedness Committee to establish over a five-year period a cache of emergency supplies as outlined separately for deployment during a disaster to cost approximately \$35 annually per LHC member and reviewed annually” and “No, I do not want

the establishment of an emergency cache. “by T. Gillespie
D. Moses seconded

Motion to place Cassandra Emergency Supplies Cache on December ballot separated from budget: I want the Emergency Preparedness Committee to establish over a five-year period a cache of emergency supplies as outlined separately for deployment during a disaster to cost approximately \$35 annually per LHC member and reviewed annually. ~~and “No, I do not want the establishment of an emergency cache.~~ by S. Rovanpera

K. Titus seconded

Motion approved unanimously by show of hand. Res. 19_10_05

New Business

Motion to form Board Strategic Planning Sub-Committee by T. Gillespie

K. Titus seconded

Motion approved unanimously by show of hands. Res. 19_10_06

Committee Reports and Motions [please submit written copies to *Kala Pointer*]

PUD Emissary Report

Architectural—T. Gillespie (Representative), J. Erreca (Alternate)

BMAC—J. Erreca (Representative), S. Reed (Alternate)

Motion to accept BMAC Proposal for Tree Actions on the Bluff by J. Erreca

T. Gillespie seconded

Motion approved unanimously by show of hands. Res. 19_10_07

Elections—D. Kimball (Representative), K. Titus (Alternate)

EPC—S. Reed (Representative), Scott Rovanpera (Alternate)

Report on EPC Expo

Report on Cassandra Town Hall Meetings

Finance—J. Oliveira (CFO), K. Titus (Vice-President), J. Englander (President), Dan Kimball

Motion to set the 2020 rates for Storage Lot space to \$ 0.75 per foot per month, based upon the length of the space. The planed rate for 2021 is \$ 1.10 per foot per month. The planned rate for 2022 is \$ 1.50 per foot per month. 2021-22 rates are subject to review and approval in each of those years’ budgets by T. Gillespie

K. Titus seconded

M. Motion approved by a show of hands 6/1 (For J. Englander; President, K. Titus; Vice President, J. Erreca, T. Gillespie, D. Kimball and D. Moses) (Against: S. Rovanpera) Res. 19_10_08

Grounds—S. Reed (Representative), T. Gillespie (Alternate), Scott Rovanpera

Internal Control—T. Gillespie (Representative), D. Kimball (Alternate)

Personnel—J. Englander (President), K. Titus (Vice-President), J. Oliveira (CFO)

Publications—S. Rovanpera (Representative), J. Englander (Alternate)

Social Plus—D. Moses ((Representative)
September 24 –3 PM Social Plus Planning Meeting held in Clubhouse

Tree—K. Titus (Representative), Dale Moses (Alternate)
Report on Shelton's compliance actions

FireWise Ad Hoc—S. Reed

Board Goals

- On-going positive financial management of existing assets and amenities
- Support EPC in its efforts to prepare Kala Point for Disasters
 - Support Civil Defense-style KPOA-wide disaster awareness
 - Implement Cassandra Project
- Implement global search facility on KPOA website

Coming Events

October: Jefferson County Foodbank, Anne Bambrick
October 15.: KPOA Budget Presentation, Clubhouse, 10 AM
October 17: 10/17@10:17 CSZ Shake Out
December 10: Special Board Budget Ratification Meeting, Clubhouse, 1 PM

Member Comments

Obermeyer, Gary
Loubere, Frances
Kaune, Gill
Newman, Marlene
Croston, Richard

Articles needed for Kala Pointer (due 19th of the month)

- President's Message
- Secretary's Report

Next Meeting

November 12, 1 PM Regular Board Meeting

Motion to adjourn the Regular Board Meeting at 3:07pm by T. Gillespie

K. Titus seconded

Motion approved unanimously by show of hands. Res. 19_10_09

Prepared by,
Daniella Brockmeier, Administrative Assistant

A handwritten signature in black ink, appearing to read "Dale Moses". The signature is written in a cursive style with a large initial "D".

Dale Moses, Corporate Secretary
Kala Point Owners' Association

