

**AGENDA**  
**KALA POINT OWNERS ASSOCIATION**  
**REGULAR BOARD MEETING**  
**TUESDAY, December 11, 2018 at 1:00 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.

**Call Regular Board Meeting To Order**

This meeting is being recorded.

We follow the general directions of Robert's Rules of Order in order to assure the right of the majority to decide and the right of the minority to be heard; to the honor the rights of individual members and the rights of absentees; and, to fundamentally show respect for each other.

All speakers must be recognized by the Chair and should identify themselves for the record. Personal aspersions will be ruled out of order and will not be tolerated.

**Establish Quorum**

**Changes to Agenda, Announcement**

Thanks to Caroline McNulty, Shane Ryan, and Trey Kilmer for festive decorations of the Gate House.

**Call for Member Comments on Agenda Items**

KPOA Members have the right and opportunity to address the Board at the first part of each meeting regarding matters on the agenda and can address association concerns not on the agenda at the end of the meeting during the second Member Comments period.

**Approval of Minutes**

- Motion to approve November 13, 2018 Regular Board Meeting Minutes.

**Inquires and Correspondence**

November	M. Machette
December	T. Gillespie
January	Steve Reed
February	Kim Titus
March	M. Machette
April	D. Moses

May J. Oliveira (P. Miles)  
June D. Miller  
July Steve Reed

### **General Manager and Grounds Report**

- Approve Pool/Jacuzzi Project
- Approve Admin. Computer Replacement Project
- Approve Waterline Replacement/Repair Project

### **Unfinished Business**

- Report on Access Control Stickers, Devices, and policy revisions.
- Report on Front Gate Survey. Consider motion to accept survey questions.

### **New Business**

### **Committee Reports and Motions**

**Architectural**—T. Gillespie (Representative), M. Machette (Alternate)

- Motion to approve amendments to APP III

**BMAC** —S. Reed (Representative), K. Titus (Alternate)

- Motions to change Bluff Management Plan and amend APP's

**Elections**—M. Machette (Representative), J. Englander (Alternate)

**EPC**—S. Reed (Representative), J. Englander (Alternate)

**Finance**—J. Oliveira, CFO, D. Miller (Vice-President), J. Englander (President)

**Internal Control**—T. Gillespie (Representative), J. Englander (Alternate)

**Personnel**—J. Englander (President), D. Miller (Vice-President), J. Oliveira (CFO)

**Publications**—P. Miles (Representative), J. Englander (Alternate)

**Social Plus**—D. Moses (Representative), S. Reed (Alternate)

**Tree**—K. Titus (Representative), Dale Moses (Alternate)

**Board Goals**

- On-going positive financial management of existing assets and amenities
- Support EPC in its efforts to prepare Kala Point for Disasters
  - Implement Civil Defense-style KPOA-wide disaster awareness
  - Complete assessment of Cassandra Project feasibility, expenses and funding
  - Implement a plan of water distribution in an emergency

**Coming Events**

December 31: New Year's Gala –Contact Patti Biazzo, Char Quandt

January 24, 1-4:30: EPC First Aid Course – Contact Terry Rose

February 6: Pour, Sip & Paint – Contact Patti Biazzo

**Member Comments****Articles needed for Kala Pointer** (due 19<sup>th</sup> of the month)

- President's Message
- Secretary's Report

**Next Meeting**

January 8, 1 PM, Regular Board Meeting

**Motion to Adjourn Regular Board Meeting**

**HAPPY HOLIDAYS TO ALL!**