

Approved Minutes
KALA POINT OWNERS ASSOCIATION
REGULAR BOARD MEETING
TUESDAY

February 19, 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.

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. Oliveira, CFO; T. Gillespie, M. Machette, P. Miles, D. Miller and D. Moses; S. Reed via telecommunication. Also in attendance: Keith Larson; General Manager, Daniella Brockmeier; Administrative Assistant and 39 other attendees.

Establish Quorum

Joe Englander, President, established a quorum

Changes to Agenda, Announcements

Joe Englander wanted to thank Keith, Shane & Tim for the fantastic job with the snow storm.

He also wanted to thank the Ad Hoc Committees for volunteering with the Access Survey.

Call for Member Comments on Agenda Items

Tom McFarling-beach patrol
Paul Loubere-beach patrol
Maria Mendes-wait until summer for new survey
Angela George-regarding new gate replacement
Frances Loubere-agrees with Angela
Geoff Genter-tags on rear view mirror
Gerry Rose-wrong period of time
Carolyn McNulty-last summer ticket records
Dalene Edgar-guest pass policy update
Bill Kaune-agrees with Dalene
Maria Mendes-good job on survey
Michael Machette-good job on survey

Approval of Minutes

Motion to approve the January 8, 2019 Regular Board Meeting Minutes by T. Gillespie

K. Titus seconded

Motion approved unanimously by show of hands. Res. 19_02_01

Inquires and Correspondence

Directly with the President. In re survey: Sydney Bowie, Frances Loubere, Walt Abegglen, Dwight Oberholtzer, Dan Kimball, Tony Costa, Lynda and Frank Pollard, Jerry Bamburg, Lynn Anderson, Cathy Carroll, Diane Solvik, Daniel Shaw, Jay Burcham, Mary Ann Verneuil, Kate Cope, Donna Doney, Barry Birch, Linda Thornley, Christian Asay, Paul Hosea, Patricia Burleson, Paul Graeme, Harry Holloway III, Donna Rogne, Mary Althoff, Alise Moss Vetica, Barbara Miles, Tim Whyte, Geri Eekoff, Bruce Cramer, Valerie Pratt-Stevens, Stanton Stevens, Melanie Hundley, Donna Colwell, Ed Zinser, Cheryl Courtney; in re the beach: Tom McFarling, Gary Obermeyer, Carol Letterman. "Click here" Directly with BOD:

January	S. Reed
February	M. Machette
March	K. Titus
April	D. Moses
May	J. Oliveira (P. Miles)
June	D. Miller
July	S. Reed

General Manager and Grounds Report

- Fourth Quarter Financial Report
- Pool Project Update
- Email Server Update
- Clubhouse Project Update

Administration Office

Snow Event Report

- Keith Larson, Shane Ryan, Tim Wardleigh & Dion White Responded to the Snow Campaign
- 40 Plus yards of Sand Dispersed on Roads
- 28.75 Hours of Overtime

Email Server Back in Operation

Clubhouse

- Pool Project Update –Start Date is March 4, 2019
- Update on Waterline Repairs and Drywall work.

Finance

2019 Assessments Collection Report

- 555 – LHC - \$406,757 – **98.93%**
- 430 – Timeshare - \$98,040 – **94.30%**

Fourth Quarter 2018 Financial Reports

Update on Tele-Entry System Project

2019 Reserve Projects - \$183,601

- Annual Road Maintenance – **Budget \$27,796**
- Admin Carpeting - **\$6,406**
- Admin Computer System Replacement - **\$9,225 – In Progress**
- Access – Traffic Access Device - **\$50,174**
- Clubhouse Waterline Repairs/Restorations - **\$10,000 – In Progress**
- Pool/Jacuzzi Project - **\$80,000 – In Progress**

Grounds Maintenance

- Driveway Lighting issue on Belvedere Dr has been Resolved
- 70-1 Bluffs Dr. – Strobe light Pointing at a Home on Windship Dr. – Resolved
- Needles and spoon found at beach Parking Lot – Disposed at Hazardous Waste Depot
- Vehicle parked in the setback on Trafalgar Dr. – Resolved
- Boat in Parking Lot at 371 Pinecrest Dr. – Resolved
- 282 Oak Shore Dr. for sale sign replaced to conform to policy – Resolved
- Owner on Oak Shore Dr. complained of poop bags being tossed on his driveway

Personnel

Please Welcome Tim Wardleigh to the KPOA Maintenance Department

Unfinished Business

- Consider Towing Policy, APP II-32-Revised version at March Board Meeting
- Consider Access and Vehicle Identification Policy, APP-33- Revised version at March Board Meeting
- Consider survey results and any resulting motions regarding front gate access

Motion to delay purchasing of new gate until Sept. 2019 by D. Moses

M. Machette seconded

Motion denied show of hands was 3/4(for T. Gillespie, M. Machette and D. Moses Against: P. Miles, D. Miller, J. Oliveira & S. Reed; Absent: K. Titus; Abstain: J. Englander) Res. 19_02_02

Motion to authorize purchase of new gate system by S. Reed

T. Gillespie seconded

Motion approved show of hands was 6/1 (for M. Machette, P. Miles, D. Miller, T. Gillespie, J. Oliveira and S. Reed Against: D. Moses; Absent: K. Titus; Abstain: J. Englander) Res. 19_02_03

Motion to have no spikes on new gate system by T. Gillespie

D. Miller seconded

Motion approved show of hands was 5/2 (for M. Machette, D. Miller, T. Gillespie, D. Moses and J. Oliveira Against: P. Miles and S. Reed; Absent: K. Titus; Abstain: J. Englander) Res. 19_02_04

New Business

Deferred to March Board Meeting

- Motion changing Bylaws to require membership for BOD, CFO and Committee Chairs
- Consider parking patrol
- Discuss Agenda and supporting materials distribution

Committee Reports and Motions [Please submit written copies of Kala Pointer]

PUD Emissary Report by Scott Rovanager

Committee Reports are Delayed until March

**Architectural—T. Gillespie (Representative), M. Machette (Alternate)
Committee Report Delayed until March**

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

Motion to accept Scott Love as a new BMAC member by M. Machette

J. Oliveira seconded

Motion approved unanimously by show of hands. Res. 19_02_05

**Elections—M. Machette (Representative), J. Englander (Alternate)
Committee Report Delayed until March**

**EPC—S. Reed (Representative), J. Englander (Alternate)
Committee Report Delayed until March**

**Finance—J. Oliveira, CFO, D. Miller (Vice-President), J. Englander (President)
Committee Report Delayed until March**

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

Motion to accept Walter Abegglen as a new Internal Control member by T. Gillespie

M. Machette seconded

Motion approved unanimously by show of hands. Res. 19_02_06

Personnel—J. Englander (President), D. Miller (Vice-President), J. Oliveira (CFO)
Committee Report Delayed until March

Publications—P. Miles (Representative), J. Englander (Alternate)
Committee Report Delayed until March

Social Plus—D. Moses((Representative), S. Reed ((Alternate)
Committee Report Delayed until March

Tree—K. Titus (Representative), Dale Moses (Alternate)
Committee Report Delayed until March

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

February 21, 4- 4:30: EPC Lecture – Dynamics of Disaster by Dr. Susan Kieffer
March 23, 5:30-8, EPC Potato Bake & Chili Cook-off

Member Comments

- Frances Loubere-not in favor of new gate

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

- President's Message
- Secretary's Report

Next Meeting

March 12, 1 PM, Regular Board Meeting

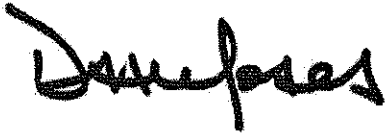
Motion to Adjourn Regular Board Meeting

Motion to adjourn the Regular Board Meeting at 4:10 pm by M. Machette

T. Gillespie seconded

**Motion approved unanimously by show of hands to adjourn the Regular Board Meeting
at 4:10 pm. Res. 19_02_07**

Prepared by,
Daniella Brockmeier, Administrative Assistant

A handwritten signature in black ink, appearing to read "Dale Moses". The signature is written in a cursive, somewhat stylized font.

Dale Moses, Corporate Secretary
Kala Point Owners' Association

KPOA Board Meeting Sign-In Sheet

Feb. 19 2019

Please Print Name (s) Lot/Unit # Total # in your party Are you speaking at the Meeting today? Agenda Topic?

Dalea Edgar	245	1	yes	APP 32-33
Tom McFarling	118	2	yes	BEACH ✓
PAUL LOURER		2	yes	BEACH ✓
Suzanne Hempstead	14	2	no	
Bill Hempstead	14	1		
Jerry Rose		1	yes	gate survey
Dick Schulte	275	1	no	
Normandie Anderson	192, 193, 194	1		
Dan + Libby Nordlund	11	2	?	
Cecilia Genter	21	1	yes	Beach/Gate
Linda Brewster	0617 ?	2	NOT SURE	beach/gate
Marie Junker	76	1	MAYBE	Beach/gate
Maria Mendes	442	1	maybe	beach/gate
Angela George	159	1	"	" "
Frances Lomber	?	1	"	" "
JEAN ERREN	—	1	no	
Gene Mett	300	1	no	
Anne England	262	2	no	
Caroline Men	153	1	maybe	Gate
Valerie Stevens	349	1	Maybe	Gate

