

Approved Minutes
KALA POINT OWNERS ASSOCIATION
REGULAR BOARD MEETING
TUESDAY March 12, 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 1:00 pm

Board Members in Attendance: J. Englander, President; K. Titus, Vice President; J. Oliveira, CFO; T. Gillespie, M. Machette, P. Miles, D. Miller, D. Moses and S. Reed Also in attendance: Keith Larson; General Manager, Daniella Brockmeier; Administrative Assistant and 35 other attendees.

Establish Quorum
Joe Englander, President, established a quorum

Changes to Agenda, Announcements
Moved Executive Session to the end of meeting
BMAC APP Amendments

Call for Member Comments on Agenda Items
Frances Loubere
Janice Templin-Weller

Approval of Minutes
Motion to approve the February 19, 2019 Regular Board Meeting Minutes by M. Machette

T. Gillespie seconded

Motion approved unanimously by show of hands. Res. 19_03_01

Inquires and Correspondence
Directly with the President. In re survey: Sydney Bowie, Frances Loubere; in re the beach: Tom McFarling, Gary Obermeyer, Paul Loubere; in re snowplowing, Patsy Mathys; in re guest passes, Joyce Wenz

Correspondence sent to the Board is listed [here](#).

Monthly Correspondence Secretaries:

February	Michael Machette
March	Kim Titus
April	D. Moses
May	J. Oliveira (P. Miles)
June	D. Miller
July	Steve Reed

General Manager and Grounds Report

Administration Office

The Following Motions are for the 2019 Annual Membership Meeting

Motion to set the Date of Record

Move to set the date of record for May 15, 2019. This motion represents the cut-off date for new owners that can vote. No new owners after the date of record are eligible to vote unless the previous owner(s) signs a proxy to the new owner(s) by T. Gillespie

S. Reed seconded

Motion approved unanimously by show of hands. Res. 19_03_02

IRS Ruling 70-604 - apply the excess income over expenses for the year ending December 31, 2018 that shall be applied to the 2020 assessments.

J. Oliveira moved WHEREAS, the Kala Point Owners' Association is a State of Washington corporation duly organized and existing under the laws of the State of Washington; and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Kala Point Owners' Association;

RESOLVED, that any excess of income over expenses for the year ending December 31, 2018 shall be applied to the 2020 assessments.

K. Titus seconded

Motion approved unanimously by show of hands. Res. 19_03_03

Clubhouse

- Pool Project Update

- Tiles have been Removed and Prepped for Plaster Removal
- Jacuzzi Suction Return Lines are being Relocated to Conform to State/Federal Codes. An Additional Expense of \$6,845 is a Result of the needed Repairs.
- A Pool Return Line was Confirmed to be Leaking between the Main Pool and the Wading Pool. This has caused the Sub-Grade to diminish creating 2-3” gaps that will need to be filled to avoid the Aggregate Deck from Collapsing. The Additional Costs has not been determined as of this Report.
- Clubhouse Locker Room Update
 - All Drywall and Painting has been Completed
 - All Toilets have been reset in both locker rooms
 - Shower Stalls have been Repaired
 - Trim work and Lighting have been Completed
 - Prep Work is underway to begin Tile Repairs

Finance

2019 Assessments Collection Report

- 559 – LHC - \$411,427 – **99.64%**
- 446 – Timeshare - \$101,688 – **97.81%**

Move to Approve an Addendum to the Pool Contract for the amount of \$6,845.20 for the Jacuzzi Suction Return Lines. Monies to be sourced from the Reserve Fund by J. Oliveira

T. Gillespie seconded

Motion approved unanimously by show of hands. Res. 19_03_04

Move to Approve Double D Electric to Install Two 1603 Barrier Arm Operators with Standby Battery Backup System and 14’ Aluminum Led Lighted Arm for an Amount not to exceed \$43,000 from the Reserve Fund by K. Titus

T. Gillespie seconded

Motion approved unanimously by show of hands. Res. 19_03_05

Update on Tele-Entry System Project

- All Membership Opening Devices, Tele-Entry Numbers, and Vender Codes have been uploaded to the New System
- Duplicate Gate Card Numbers were found during the Migration of Information so we are in the process of exchanging those cards with new gate cards.

2019 Reserve Projects - \$183,601

- Annual Road Maintenance – **Budget \$27,796**
- Admin Carpeting - **\$6,406**
- Admin Computer System Replacement - **\$9,225 – Complete**
- Access – Traffic Access Devise - **\$50,174**

- Clubhouse Waterline Repairs/Restorations - **\$10,000** – *In Progress*
- Pool/Jacuzzi Project - **\$80,000** – *In Progress*

Grounds Maintenance

- 110 Fairbreeze – Truck Canopy Stored on side of Home. *Spoke with Owner*
- 680 Pinecrest Dr. – Canoe Stored on side of Home. *Spoke with Owner*
- 21 Blenheim Pl. – Car Stored on Setback. *Letter sent to Owner*
- 51 Windship Dr – Car Parked on Setback. *Spoke with Owner*

The Floating Docks at the beach will be installed the week of April 8.

Personnel

No Report

Unfinished Business

Motion to approve Access and Vehicle Identification Policy, APP-33 by T. Gillespie

K. Titus seconded

Motion approved unanimously by show of hands. Res. 19_03_06

Motion to approve Towing Policy, APP II-34 by T. Gillespie

K. Titus seconded

Motion approved unanimously by show of hands. Res. 19_03_07

- Motion changing Bylaws to require membership for BOD, CFO and Committee Chairs
 - Board discussed proposed amendments and deferred to April Board Meeting
- Beach parking patrol
 - A short update from Paul Loubere was given even though the Board had not authorized this voluntary group’s activities
- Discuss Agenda and supporting materials distribution
 - No action. A proposal for “meeting packets” is being evaluated.

New Business

- Discuss whether there should be a replacement of sign at Prospect & Hwy 19
 - Board discussion resulted in deciding not to replace the sign
- Motion to approve Cassandra Cache Containers
 - No action – EPC not ready to present to Board

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

PUD Emissary Report

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

Motion to approve current alternate Rich Munden to be a member of the Architectural by T. Gillespie

M. Machette seconded

Motion approved unanimously by show of hands. Res. 19_03_08

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

Motion to approve KPOA XV, Bluff Management Committee amendments Relating to cost sharing among those requesting tree actions by S. Reed

M. Machette seconded

Motion approved unanimously by show of hands. Res. 19_03_09

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

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

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

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

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

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

Motion to amend Art. XIII APPs by P. Miles

T. Gillespie seconded

Motion approved unanimously by show of hands. Res. 19_03_10

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

March 23, 5:30-8, EPC Potato Bake & Chili Cook-off

Member Comments

Dick Schulte

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

- President's Message
- Secretary's Report

Inquires and Correspondence

None

Next Meeting

April 9, 1 PM Regular Board Meeting

Executive Session

Motion to Move into Executive Session to discuss Personnel Matters by P. Miles

T. Gillespie seconded

Motion approved unanimously by show of hands. Res. 19_03_11

Motion to adjourn the Executive Session at 3:55 pm by D. Miller

P. Miles seconded

Motion approved unanimously by show of hands. Res. 19_03_12

Motion to Adjourn Regular Board Meeting

Motion to adjourn the Regular Board Meeting at 3:56 pm by P. Miles

T. Gillespie seconded

Motion approved unanimously by show of hands to adjourn the Regular Board Meeting at 3:56 pm. Res. 19_03_13

Prepared by,
Daniella Brockmeier, Administrative Assistant



Dale Moses, Corporate Secretary

Kala Point Owners' Association

KPOA Board Meeting Sign-In Sheet

March 12, 2019

Please Print Name (s)	Lot/Unit #	Total # in your party	Are you speaking at the Meeting today?	Agenda Topic?
Anne Englander	262	2		
Scott Love		1		
Penela Hicks	58	1	NO	
Charlie Hicks	58	1	NO	
Joan Reed	337	1	NO	
Don Brown	195	1		
Roy Larsen	342	2		
Frances Lobo	94	1	YES.	beach, APP
Paul Loores	94	1	with Beach group	
Dick + Mary Ann Schulte	275	2		
Angeba George	159	1	Maybe	
Sue Hopkins	141	1	NO	
Rita "	141	1	NO	
Hemstead Bill + Sue	14	2	NO	
Goff Goffler	21	1	NO	
C. McN	153	1	NO	
Amy Leeds	297	1	NO	
Doug Leeds	297	1		
DAN KIMBALL	155	1	NO	
Linda Brewster		2	?	

