

**Approved Minutes
KALA POINT OWNERS ASSOCIATION
REGULAR BOARD MEETING**

TUESDAY

February 11, 2020

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 1:00 pm

Board Members in Attendance: J. Englander, President; K. Titus, Vice President, J. Oliveira, CFO; J. Erreca, T. Gillespie, D. Kimball, D. Moses, S. Reed and S. Rovanner. Also, in attendance: Keith Larson, General Manager; Daniella Brockmeier, Administrative Assistant; and 36 other attendees.

Establish Quorum

Joe Englander, President, established a quorum

Changes to Agenda, Announcements

None

Call for Member Comments on Agenda Items

Mike Burk

Dick Schulte

Dalene Edgar

Richard Croston

Bill Conklin

Anne Englander

Fran Shelton

Approval of Minutes

Motion to approve January 14, 2020 Regular Board Meeting Minutes by T. Gillespie

D. Kimball seconded

Motion approved unanimously by show of hands. Res. 20_02_01

Inquires and Correspondence

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

- Community Association Underwriters notified KPOA that a Credit will be applied to the Auto Insurance Premium - \$143.15
- Meeting with the Scott Bancroft, Projects Coordinator with the PUD to discuss “Fiber Optics Utility Work” on Pinecrest Dr. prior to the paving project in May or June of 2020.

Clubhouse

- Winter Maintenance of the facility will continue by the Clubhouse Staff leading up to the April 1 Pool opening.

Finance

2020 Assessments Collection Report

- 550 – LHC - \$451,964 – **74.51%** of Dollars Collected
- 391 – Timeshare - \$99,787 – **85.75%** of Dollars Collected
- Fourth Quarter Financial Reports
- 2019 Audit is nearing its Draft Review Process.

2019 Reserve Projects - \$314,965

- Pinecrest Dr/Pinecrest Ct./Westridge Ct. Paving Project – **Budget \$259,722**
 - Total Project Cost -
- Admin Gutter Replacement – **Budget \$3,418**
 - Total Project Cost –
- Pickleball Court #3 Resurfacing – **Budget \$8,200**
 - Total Project Cost -
- Gate Security Surveillance System – **Budget \$3,664**
 - Total Project Cost -

- Equipment – Myers Snow Plow Hydraulic Pump - **\$3,075 - Complete**
 - Total Cost - \$1,571.09

Grounds Report

- The Tree Trimming Project along the Road Right of Ways will begin the week of February 24. An email will be sent to the membership prior to the project beginning.
- The Entrance Gate Arm was identified as being damaged late January. Unfortunately, we did not discover the damage in time to identify the occurrence on surveillance video.
- All stormwater drainage systems within the Kala Point Common Area are functioning as designed.
- All Common Area Signs have been cleaned for the year.

Unfinished Business

Presentation of 2020 Spending Targets

Discussion of Personnel aspects delayed for Executive Session

Postponed motion to place harmonization of CC&Rs with RCWs before the Membership

New Business

Consider drone operations within Kala Point

- J. Oliveira will write article for Kala Pointer

Consider pedestrian safety along Kala Point roads

- J. Erreca will write article for *Kala Pointer*
- K. Titus will chair Pedestrian Safety ad hoc committee

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

Ad Hoc Responsible Dog Owner- Scott Rovanpera

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

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

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

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

Motion to approve Revisions to Emergency Preparedness Committee APPs by S. Reed

T. Gillespie seconded

Motion approved by show of hands 7/1 (Abstain; K. Titus) Res. 20_02_02

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

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

Motion to approve Revisions to Grounds Committee APPs by S. Reed

T. Gillespie seconded

Motion approved by show of hands 7/1 (Abstain; K. Titus). Res. 20_02_03

Motion to approve Revisions to KPOA Rules and Regulations by S. Reed

T. Gillespie seconded

Motion approved by show of hands 7/1 (Abstain; K. Titus) Res. 20_02_04

Motion to approve Leslie Weertman and Stan Cummings as new Grounds Committee members by S. Reed

T. Gillespie seconded

Motion approved unanimously by show of hands. Res. 20_02_05

Internal Control—T. Gillespie (Representative), D. Kimball (Alternate)
Motion to approve Richard Croston as a new member for ICC by T. Gillespie

D. Kimball seconded

Motion approved unanimously by show of hands. Res. 20_02_06

Personnel—J. Englander (President), K. Titus (Vice-President), J. Oliveira (CFO)
Met and discussed wage recommendations on Jan. 20, 2020

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

Social Plus—D. Moses (Representative)

Strategic Planning Sub-Committee—D. Kimball
Reviewed APPs for March Meeting

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

Coming Events

- February 20, Pet Rescue Presentation 6:30, Clubhouse
- February 23, Meet Kala Point 4-6, Clubhouse
- March 28, EJFR Potato Bake Fundraiser 5-7:30, Clubhouse

Member Comments

Anne Englander
Caroline McNulty

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

- President's Message
- Secretary's Report
- Committee Reports from Board Representatives

Next Meeting

March 10, 12 PM Compliance Hearing
March 10, 1 PM Regular Board Meeting

Adjourned to Executive Session at 4:42 to discuss Personnel aspects of spending targets

Reconvened at 5:09

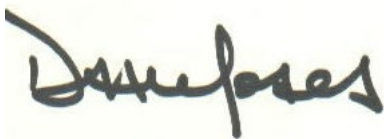
CFO will present revised spending targets based on BOD discussions.

Motion to adjourn Regular Board Meeting at 5:15 by T. Gillespie

J. Erreca seconded

Motion approved unanimously by show of hands. Res. 20_02_07

Prepared by,
Daniella Brockmeier, Administrative Assistant

A handwritten signature in black ink, appearing to read "Dale Moses", is written over a light yellow rectangular background.

Dale Moses, Corporate Secretary
Kala Point Owners' Association

KPOA Board Meeting Sign-In Sheet

Feb. 11, 2020

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

BKraft	329	1		
Anne Englander	262	2		
Joanne Keune	88	1		
Frances Loubere	94	1	?	
Mike Burk	373	1	yes	elections Issues
Carol Lettermen	415	1	?	
Steve Hopkins		2		
Norm + Fran Shelton	384	3	yes	Summary -
Leticia Weertman	104 Terrace	1	?	?
Donna Colwell	405 8	1	?	
Bill Conklein	5006	1		
K. WALE	309	1	no	-
Caroline Mc	5034	1	No	
Galen Reid	331	1		
Cheryl Legend & John Galaves	148	2		
Pete	292			
Ossow	341	1	No	
Allen Vag	360	1	No	
Stan Conway	323	1	No	

KPOA Board Meeting Sign-In Sheet

[illegible][illegible]

2020.02.10 Board Correspondence

	Date	From:	To:	SUBJECT:	REPLY DATE:	REPLY:
1	1/27/2020	Dave Burkebile	Board	Drone Flying	1/27/2020	BOD Rep
2				Drone Flying	1/27/2020	CFO
3	1/29/2020	Chris Josephson- Adair Homes	Board	Roofing Materials	2/6/2020	BOD Rep
4	2/2/2020	John & Lori Hunt	Board	Spending Reductions	2/2/2020	BOD Rep
5	1/31/2020	Monica Shull	GM	Spending Reductions	2/3/2020	BOD Rep
6	2/8/2020	Patsy Mathys	Board	Spending Reductions	2/8/2020	BOD Rep
7	2/8/2020			Spending Reductions	2/8/2020	CFO
8	2/8/2020	Kevin Gale	Board	Pedestrian Safety	2/8/2020	BOD Rep
9	2/8/2020	Bruce Knott	Board	Spending Reductions	2/8/2020	BOD Rep

Correspondence Subject	Number of Emails	Replies By:
Spending Reductions	4	BOD Rep 7
Drone Flying	1	BOD CFO 2
Roofing Materials	1	
Pedestrian Safety	1	
Total Correspondence to the Board	7	