

AGENDA
KALA POINT OWNERS ASSOCIATION
REGULAR BOARD MEETING
TUESDAY,
DECEMBER 12, 2017, 1 P.M.
Kala Point Clubhouse
(Members are encouraged to attend)

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

Establish Quorum

•Absences:

Announcements, Changes to Agenda

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 the November 14, 2017 Regular Board Meeting Minutes.

Inquires and Correspondence

Letter on to Joe Englander 11/14 from Thomas Boatman, Jefferson County Solid Waste Manager, regarding how Kala Point should deal with solid waste in case of a declared disaster.

Letter on 11/22 from Carol Letterman regarding a dispute with her neighbor that does not appear to be a matter for this Board or the Association.

Emails on 11/30 from Bruce Knott and also Tom and Linda Lemanski; on 12/2, and 12/5 from Bob Goldstein, all to Joe Englander regarding ACC APP.

Call on 12/4 to Joe Englander from Celeste Dybeck regarding tree care on Kala Point Drive.

Call on 12/5 to Joe Englander from Cliff Ross regarding Clubhouse door lock.

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| November: | D. Miller |
| December | S. Reed |
| January | P. Miles |
| February | D. Glantz |
| March | K. Titus |
| April | M. Machette |
| May | S. Reed |
| June | D. Miller |
| July | P. Miles |

General Manager and Grounds Report

- Information about handling destroyed and damaged buildings per request from Art Schmidt
- Clubhouse drainage proposal
- Clubhouse parking lighting

Unfinished Business

- Discussion of respect and sensitivity prompted by Geoff Genther's comments at November Board Meeting [People may forget what you said, people may forget what you did, but people will never forget how you made them feel]

New Business

- Motion to approve use of Kala Point Clubhouse for Members' New Year's Eve Party charging a fee to cover associated costs
- Motion to approve revision of Personnel Handbook in Personnel APP to include methodology for calculating Employee Medical Plan contributions
- Consider Motions for amendment of CC&Rs

- It is proposed that Article IX, Section 2, Standards for Installation and Maintenance, be amended to add a new subsection as follows:

(c) In the event any structure or improvement on any Lot is damaged or destroyed, the Lot Owner shall promptly repair or replace the damaged structure or improvement after approval by the Architectural Committee. The Lot Owner shall submit plans for the repair or replacement of the damaged structure or improvement and shall commence repair or replacement within 30 days of receipt of approval by the Architectural Committee. Any Lot Owner who does not comply with these requirements will be subject to fines imposed by the Board of Directors. In addition, if a Lot owner does not comply with these requirements, the Association shall have the right to cause the work to be done at the expense of the Owner.

- It is proposed that Article IV, Section D, Subsection 1, Lot Size and Setbacks be amended to add a new sentence to the end of the subsection as follows:

No more than one single family Dwelling shall be constructed per Lot. Setbacks from the front property line, the rear property line and the side lot lines and the

location of the structures and Dwelling upon corner lots shall be in accordance with standards relating thereto as from time to time set by the Architectural Committee. No personal property shall be stored within the setbacks on any Lot, and no vehicles shall be parked within the side or rear setbacks on any Lot.

- Consider Motion for amendment of Rules and Regulations to include a description of Kala Point forming principles prior to Section I Introduction:

Preamble:

Kala Point was developed with a vision of a unique, private wooded and waterfront community of custom homes and condominiums within a special setting. Kala Point creates its wooded and park-like environment through use of underground utilities; absence of street lights, sidewalks and curb and gutter; establishing trails, protecting trees and vegetation, and most importantly by having homes and structures that are in harmony with the environs. The developers established architectural and landscape-design aesthetics that set the tone for our current standards by, for example, using only new materials, requiring woodland-hued exterior colors, limiting the number and size of additional structures, restricting enclosure size, honoring setbacks, and limiting exceptions to these standards. Over time, standards and aesthetic have evolved, but the forming principles have continued to be upheld.

- Discussion of ACC APP and Town Hall Meeting

Committee Reports

Note: I have added myself as Board Representative for Elections Committee

Adhoc Committee on Fire Hydrants—Michael Machette (Liaison)

Architectural—C.McNulty (Liaison), M. Machette (Representative)

BMAC—M.Machette (Liaison), K. Titus (Representative)

Elections—D.Glantz (Liaison), J. Englander (Representative)

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

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

Internal Control—P. Miles (Liaison), C. McNulty (Representative)

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

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

Social Plus—J. Oliveira (Liaison), S. Reed (Representative)

Tree—D. Glantz (Liaison), K. Titus (Representative)

Board Goals

- On-going positive financial management of current reserves and operating accounts
- Complete the Revision and Update of Architectural Committee APP
- Assure safe operation of fire hydrants
- Implement annual community-wide first-aid courses
- Implement semi-annual EPC Block Meetings
- Improve website (last update 2014)

Coming Events

Member Comments

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

- President's Message
- Secretary's Report

Next Meeting

January 9, 2018, 1 p.m. Regular Board Meeting

Adjourn Regular Board Meeting