

**Approved Minutes
KALA POINT OWNERS ASSOCIATION
REGULAR BOARD MEETING
TUESDAY, September 8, 2020 @ 1 PM
By Zoom Webinar**

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.**

All speakers must be recognized by the Chair and should identify themselves for the record.

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.

Board Members in Attendance:

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Establish Quorum

Scott Rovanpera, President, established a quorum

Announcements

1. General Manager leave from September 7 – 21
2. Award of Distinguished Service Awards to Joe Englander and John Oliveira
3. 2021 KPOA Budget Presentation meeting on October 20 at 3 PM via Zoom

Member Comments other than items on this Agenda

Call for Member Comments (members have the option to comment via chat or asked to be unmuted).

John Oliveira-Visual range for dog, control your dog and pick up dog poop.

Richard Croston-Don't let dogs run up to people on the beach.

Confirmation of Agenda

Approval of Minutes

**Motion to approve August 11, 2020 Regular Board Meeting Minutes moved to
October 13, 2020 Board Meeting**

Inquires and Correspondence

- 1) Anonymous letter to all Board members received on August 20
- 2) Concerns of the launching ramp and its sand drifts problem from Allen Vaa
- 3) Concerns of the KPOA closure from Caroline McNulty

8/12/20 - 9/8/20

Tuesday, September 8, 2020

Jean Erreca

9/9/20 – 10/13/20

Tuesday, October 13, 2020

Dan Nordlund

General Manager and Grounds Report

Administration Office

- Admin Computers have been Replaced and Updated

Clubhouse

- New Clubhouse Employee Has Resigned. Her last day will be 9/13/20.

Finance

2020 Assessments Collection Report

- 561 – LHC - \$599,013 – **98.75%** of Dollars Collected
 - 14 Outstanding Second Half Payments Remain - \$7,569 – **2.50%**
- 455 – Timeshare - \$116,121 – **99.78%** of Dollars Collected

Motion for All Weather Roofing to Make the Necessary Repairs to the Flat Roof Portion of the Clubhouse Building for an amount not to Exceed \$9,000. This Project was Budgeted for in 2021 and is being escalated to this year. This Project will be Expense from the Reserve Fund. Moved by T. Gillespie; D. Kimball seconded. Motion approved by unanimous consent. Res. 20_09_01

- The Gutters have been Replaced on the Admin Building.
- The Pickleball Court Resurfacing Project is Complete.
- The Storm Water Infiltration Pit Located at Terrace Drive is scheduled to begin on September 11, 2020.

2020 Reserve Projects - \$278,079

- Pinecrest Dr/Pinecrest Ct./Westridge Ct. Paving Project – **Budget \$259,722 - Complete**

- Total Project Cost – \$224,755
- Admin Gutter Replacement – **Budget \$3,418**
 - Total Project Cost – \$2,222
- 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 Project Cost - \$1,571.09

Grounds Report

- Storage Lot B Perimeter & Space Lines have been remeasured and Painted to address property being stored in the adjoining spaces.
- KPOA Staff will be working with the Old Fort Townsend State Park Officials to mitigate Fire Dangers along the fire trail.
- Tree trimming Project to Raise the Canopy along the Right of Ways will begin on September 14 – 18. The following areas will be Addressed: Middle Kala Point Dr., Pinecrest Dr., Oak Shore Dr., Belvedere Dr., Wellington Court. Intersection, and if time permits, Foxfield Dr.

Unfinished Business

Compliance hearing for 1600 Kala Point Drive, Lot #326, O’Connor has been postponed.

New Business

1. Award of emergency contract work for the repair of clubhouse roof (All Weather Roofing) - Scott
2. Discussion on KPOA Website Rebuild Request for Proposal - Dan
3. Discussion on member comment process for 2021 Draft Budget – Donna

Motion to Approve revised Pet regulation, Rules & Regs, Article II.C3 by G. Obermeyer

T. Gillespie seconded

Motion to Approve friendly amendment revised Pet regulation, Rules & Regs, Article II .C5 by S. Reed

T. Gillespie seconded. Motion approved by unanimous consent.. S. Rovanpera abstained Res. 20_09_02

4. Discussion of “Go Fund a Water Wagon” process – Scott
Board decided not to accept monetary gift due to tax liability and considerations but willing to accept the water wagon as a gift to KPOA.

Committee Reports and Motions (written copies are submitted to the Kala Pointer)

Architectural—T. Gillespie (Representative), S. Reed (Alternate)

Motion to move to modify APPIII-2; Appendix B by removing all refundable deposits Requirements Category #1- #7 by T. Gillespie

D. Kimball seconded. Motion approved by unanimous consent. Res. 20_09_03

**Motion to include new product, welded wire sections for deck balusters in both APP III-1, New Construction Homes, and APP III-2, Modifications to existing Homes
By T. Gillespie**

D. Kimball seconded. Motion approved by unanimous consent. Res. 20_09_04

BMAC—J. Erreca (Representative), D. Nordlund (Alternate)

Elections—D. Kimball (Representative), S. Moss (Alternate)

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

Finance—D. Colwell (CFO), D. Kimball (Vice-President), S. Rovanpera (President)

Grounds—G. Obermeyer (Representative), S. Rovanpera, (Alternate)

Internal Control—T. Gillespie (Representative), D. Kimball (Alternate)

Personnel—S. Rovanpera (President), D. Kimball (Vice-President), D. Colwell (CFO)

Publications—S. Moss (Representative), G. Obermeyer (Alternate)

Social Plus—D. Moses (Representative), D. Nordlund (Alternate)

Strategic Planning Sub-Committee –D. Kimball

Tree—D. Moses (Representative), J. Erreca (Alternate)

Ad Hoc Pedestrian Safety – J. Erreca

Ad Hoc Responsible Dog Owner- S. Rovanpera

Motion to dissolve Ad Hoc Responsible Dog Owner by G. Obermeyer

D. Moses seconded

Motion approved unanimously by roll call. Res. 20_09_05

Board Goals

1. Increase membership in our standing committees and promote leadership succession.
2. Submit an affordable, yet reasonable, 2021 Operating Budget to our owners
3. Rebuild the KPOA Website
4. Distribute a survey to membership on the health and prosperity of Kala Point

Member Comments in Closing – no comments.

Coming Events

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

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

Next Meeting

Tuesday, October 13, 2020 @ 1 PM Regular Board Meeting

Motion to adjourn Regular Board Meeting at 4:09 by D. Nordlund

T. Gillespie seconded. Motion approved by unanimous consent. Res. 20_09_06

Prepared by,
Daniella Brockmeier, Administrative Assistant

A handwritten signature in cursive script, appearing to read "Gary Obermeyer".

Gary Obermeyer, Corporate Secretary
Kala Point Owners' Association