

**AGENDA  
KALA POINT OWNERS' ASSOCIATION  
BUDGET RATIFICATION  
ANNUAL MEMBERSHIP MEETING**

**Tuesday, December 14, 2021 @ 1:00 PM (Clubhouse & Zoom)**

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.**

All speakers must be recognized by the Chair and should identify themselves for the record. Please mute your phones unless you are speaking. 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; and, to fundamentally show respect for each other.

**Call Meeting to Order**

**Call for Credentials Report to establish a quorum of voting Members (Elections Committee)**

**Approval of the Agenda**

Approval of Minutes - Motion to approve July 12, 2020, Annual Membership Meeting minutes  
Approval of Minutes – Motion to approve the April 30, 2021 Special Membership Meeting Minutes

**Election Results (Election Committee)**

**Resolution #2021-1**

**Vote for or Against the 2022 Budget:**

Total Votes for the Budget \_\_\_\_\_

Total Votes against the Budget \_\_\_\_\_

Abstain \_\_\_\_\_

**Resolution #2021-2**

Resolved that any excess of membership income over expenses for the year ending December 31, 2021 shall be applied to the following year's assessments as provided by IRS Revenue Ruling 70-604.

Total Votes For \_\_\_\_\_

Total Votes Against\_\_\_\_\_

Abstain\_\_\_\_\_

### **2021 KPOA Board of Directors Candidates Voting Results**

Mark Lannon\_\_\_\_\_

Donna Colwell\_\_\_\_\_

Susie Headlee\_\_\_\_\_

Write-In Candidates\_\_\_\_\_

### **Call for Member Comments**

#### **Annual Reports**

- President – Scott Rovanpera
- General Manager – Keith Larson

#### **New Business**

- Recognition of Volunteer Service
- Farewell to Outgoing Directors
  - Dale Moses
  - Steve Reed
  
- Welcome the new Directors to the Board
  - Candidates
    - Mark Lannon
    - Donna Colwell
    - Susie Headlee

### **2022 Annual Membership Meeting – December 13, 2022**

### **Adjournment of 2021 Budget Ratification & Annual Membership Meeting**

**AGENDA  
KALA POINT OWNERS' ASSOCIATION  
REGULAR BOARD/ORGANIZATIONAL MEETING  
DECEMBER 14, 2021**

**Call to Order**

**Board Members Introductions and Establishment of a Quorum**

**Announcements**

- 2022 Assessment Due Dates – January 15 and May 15

**Approval of the Agenda**

**Approval of Minutes** - Motion to approve November 9 Regular Board Meeting minutes

**Election of Officers by the Board**

**Assignment of Board Representatives to Standing Committees**

**Assignment of Monthly Board Correspondents**

**Call for Member Comments**

**Inquires and Correspondence**

11/10/21 – 12/14/21

Tuesday, December 14, 2021

Dan Nordlund

**General Manager/Grounds Report – Deferred to January**

**New Business**

- Motion for financial affairs:
  1. President \_\_\_\_\_, Vice-President \_\_\_\_\_, and Secretary \_\_\_\_\_ be authorized to sign legal, financial and contractual documents as approved by the Board;
  2. Chief Financial Officer \_\_\_\_\_ be authorized to sign all financial documents as approved by the Board;
  3. Effective December 14, 2021, these officers shall be signatories on the accounts of all designated banks and financial institutions.
  4. The following policies are restated as still in effect:
    - a. All checks over \$2000 require two signatures.
    - b. Transfers between KPOA bank accounts within a bank or financial institution shall be allowed only by signatories, with only one signatory required. There is no maximum on this amount. This includes transfers by phone, online or in person.

- c. Only one signatory is needed to establish a new account within a KPOA bank or financial institution that holds a complete master signatory card.
- d. The KPOA General Manager is authorized to oversee the finances of the KPOA to include investments, money transfers via online banking and to contact KPOA banks regarding balances, transaction status, signatory names on file, and any other information relating to KPOA accounts except personal information of the signatories.

**Committee Reports** – Posted on the KPOA Website under MEMBERS/"Board Meeting Files"

- 1. Website Advisory Ad Hoc Committee update – Gary Obermeyer

**Member Comments in Closing**

**Next Meeting** - Tuesday, January 11, 2022 @ 1:00 PM

**Recess of Regular Board Meeting**