

Grounds Committee (GC)
January 27, 2022
Meeting Minutes

CALL TO ORDER: Scott Rovanpera, Chairperson, called the Zoom meeting to order at 0930 AM.

ATTENDANCE: Scott Rovanpera, Keith Larson, Frances Loubere, Leslie Weertman; Board Representative: Gary Obermeyer; Guests: Dan Kimball, Tom McFarling

MINUTES: Minutes of the last meeting of the committee on October 28, 2021 were approved. Because there was not a quorum the minutes recorded at the December meeting could not be approved or considered as official minutes.

REPORTS: General Manager

- New maintenance personnel, Justin Brown, has been working well and the grounds crew is finally catching up with work including the recent windstorm. An outside contractor successfully removed and chipped many downed branches as well. The BMAC tree trimming work on the bluff properties has begun and is expected to complete in March. There was a request by the GM to an owner to remove a yellow traffic “slow down” sign from the roadway set back outside the home. The owner was concerned about speeding vehicles. The sign was removed.

Board Representative

- Website work is ongoing. No other items.

OLD BUSINESS:

Kala Natives

Ongoing work removing invasive blackberry cane and root balls continues along Sailview Drive above the Lagoon trail. The new native plants are planted and appear to be surviving. The weekly Friday work sessions are cancelled for holidays, bad weather, and for when scheduling conflicts arise for those organizing the work. Teresa Anderson will be covering for Leslie who will be in Arizona this spring as she did in the fall.

New KPOA website

There is a new logo for KPOA that does not have a lighthouse. The landing page design for the GC was reviewed by members and the mission statement there met with no corrections. There will be links to the rules and regulations. And there are numerous educational articles, many originally published in the Kala Pointer which are being imported to the GC page. The suggestion was made to add the LLL or little lending

library information to the GC page while removing the pedestrian safety section since that was not under the GC mission. There are a few redundancies that will also be addressed by Scott and Gary. Members will register to access the new website. Only Scott has a photo on the website and is the primary contact point for membership to access the GC. There is a button titled volunteer on the site which will link to the information to apply to volunteer for the committee and a clear statement on the site stressing the importance of the GC for the community and the need for volunteers.

Lagoon Trail Boardwalk

There was discussion about the history of the KPOA decision to place boardwalk on the Lagoon Trail. There was no GC at that time. The Lagoon Trail has two swamps and these were a hazard to cross and degradation of surrounding areas was happening as walkers would bypass the swamp trail for drier ground. The boardwalk was planned by the GM, put into the budget and the KPOA board approved this plan years ago. The initial boardwalk was installed over the swamp area but it was not completed over the entirety as planned at that time. The GM had not received any formal requests to alter this plan and several on the GC were strongly supportive of the GM that boardwalk was safer and preferable to the dirt trail. Only one member continued to be concerned that there will be danger from additional boards, ongoing maintenance costs, and a destruction of a native wooded trail. The current boardwalk is necessary to bridge the swamp area, but the remaining trail, while uneven and sometimes muddy, does not appear to need a boards. The GM stated there will be no further discussion, the lumber was purchased years ago, and the boardwalk will be extended to the tennis courts.

Monitoring Reports and Complaints

The last quarter of 2021 monitoring reports were presented by the GC members that were present and the unclosed and new cases were discussed.

Kala Village Roadway

There are two red and white no parking signs on the roadway that can be seen from Sailview Drive and that do not meet the KPOA sign standards. The sector GC member will follow up regarding either removal or a proposal to create a KPOA approved sign to serve the same purpose.

223 Terrace Drive (Webb) and 224 Terrace Drive (Meister)

This case is now formally closed. The owners did not request a KPOA approved sign for their back yards and the keep out signs remain removed.

30 Pinecrest (Paddock)

This owner will be asked to buy and install a required Jefferson County emergency response house number sign. A missing sign is a clear violation of KPOA rules.

42 Alderwood Place (Gibson)

This owner may be getting a 30-day letter requesting her to relocate or add an additional Jefferson County emergency response house number sign beside her

driveway. Her current sign is not seen when driving down the cul de sac as it is located up a tree positioned up the driveway rather than at the driveway.

54 Trafalger (Brunner)

This owner may be getting a 30-day letter requesting her to remove the plastic bags of yard product from the lawn set back directly off the road. These have been left there since the summer. KPOA lots are to be kept “neat and attractive” and piles of bark or yard tools are to be stored out of sight, so keeping these bags beside the roadway since summer is a violation. The owner was informally contacted and she was to have had them removed but that work has remained incomplete.

NEW BUSINESS:

Jefferson County Emergency Response House Number Sign Discussion

The GC reviewed photos of these red reflective signs taken by members as examples of the variety of placement of these signs. Scott presented a detailed document summarizing both the Jefferson County code and KPOA rules in regards to these required signs. It was decided that the absence of a sign was a clear violation but that the details of the placement could have variation so long as it met the GC expectations that the number be unobstructed, visible, and reflective. There was a suggestion that the monitoring for the signs include a night time drive, mimicking that of an emergency response vehicle. These signs exist because GPS cannot locate actual driveway locations. The intent of the updated GC APP regarding these signs is that a sign can be posted on a post different from that which was placed at construction as per the KPOA Architecture rules but that an emergency response vehicle at all times should be able to easily see and identify the driveway of a home.

Recruiting New Members

Tom McFarling attended as a visitor today and wants to join the GC. The GC members welcomed his inclusion into the committee.

Future Meeting Dates

We will continue at the new day and time, the fourth Thursday of each month except for this calendar year there will be no meeting in November as it falls on Thanksgiving. The start time of 0930 will be kept but the goal is to keep meetings at 1.5 hours.

ADJOURNMENT: With no further business, the meeting adjourned at 1123.

RECORDED BY: Leslie Weertman