

**APPROVED MINUTES
KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD MEETING
Tuesday, February 8, 2022 @3:00 PM (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.

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.

Establishment of a Quorum

Board Members in Attendance: D. Kimball, President; M. Lannon, Vice President, D. Nordlund, Secretary, D. Colwell, CFO; G Obermeyer and S. Rovanpera. S. Moss. Also, in attendance: Keith Larson, General Manager; Felice Thompson Administrative Assistant II; and Zoom Attendees J. Erreca & S. Headlee and 16 other self-identified attendees.

Call Meeting to Order

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

Approval of the Agenda

1. Call for KPOA member comments on the agenda
2. Call for Board member comments on the agenda
3. Note: Member comments on individual agenda items are taken just prior to the Board discussion of each agenda item.

Motion to Approval of the Agenda - February 8, 2022 by S. Rovanpera seconded by D. Nordlund

Motion approved unanimously consent Res. 2_08_01

Announcements

1. Article submission deadline for February Kala Pointer: March 19

Approval of Minutes - Motion to approve January 11, 2021, Regular Board Meeting minutes by S. Rovanpera seconded by M. Lannon

Motion approved by unanimous consent Res. 2_08_02

Inquires and Correspondence

1/11/22 -2/11/22
2/12/22- 3/8/22

February 2022
March2022

G. Obermeyer
Mark Lannon

Consent Calendar

1. Mike Harte to the Tree Committee
2. Dale Moses to the Strategic Planning Committee
3. Jerry Bamburg to the Strategic Planning Committee
4. Steve Clemmons to BMAC
5. Steve Reed to EPC
6. Pam Hicks to EPC
7. Charlie Hicks to EPC
8. Jeana Holme to EPC
9. Stephen Holme to EPC
10. Alisann Smookler Social Plus
11. Tom McFarling Grounds Committee

Motion to approve 11 new committee members to EPC, Tree, Grounds, Social Plus, BMAC & Strategic Planning Committees by D. Nordlund seconded by G. Obermeyer

Motion approved by unanimous consent Res. 2_08_03

General Manager Report

1. 2022 Assessment collection report
2. Fourth Quarter Financial report
3. Shower project update
4. Property insurance update

Administration Office

The Kalapoint.org website has been moved from its former hosting company to our new web development company Assai Tech in Sequim. Due to this change in hosts the old website will be unavailable.

Clubhouse

No Report

Finance

2022 Assessments Collection Report

- 527 - LHC - \$420,894 - **75.49%**
- 416 - Timeshare - \$92,277 - **91.23%**

Fourth Quarter Financials Report

Year-End documents have been sent to the KPOA Accountant to prepare the 12/31/2021 Tax Return.

Insurance Update - Greenwich Umbrella Policy

Bank Signers Update - 1st Security, First Federal & Union Bank

Shower Project update - Prep work needed prior to work commencing

- o Three shower valves were replaced
- o All four drains required extensive work

- o Waterlines needed repositioning behind the stud walls

2022 Reserve Projects

- CH-Carpeting, Exercise Room - **Budget \$5,381**

- o Total Project Cost -

- CH - Shower Replacement x 4 - **Budget \$22,806**

- o Total Project Cost -

Equipment- Truck, Ford F-250 4x4 - **Budget \$41,000**

- o Total Project Cost -

Grounds Report

Maintenance Staff has completed sweeping and blowing the sand from the roads & cul-de-sacs.

Trail Maintenance:

- o Park Trail located at the Fairbreeze Dr./KP Dr. Intersection
- o Windship Dr./Beach Trail

Old Business

1. Website
 - a. Request for approval to go live

Motion to approve the Kala Point Owners' Association website; kalapoint.org to go live by G. Obermeyer Seconded S. Rovanpera

Motion approved unanimously by roll call Res 2_08_04

- b. Transition and oversight to be determined at March 8 Board meeting. Logo copyright and Trademark to be discussed at March Board Meeting

New Business

1. Inflation and the cost of doing business

Committee Reports

Board Reps report status of APPs and verification of membership lists

Board Goals

1. Establish Board Goals for 2022 to be adopted at March 8, 2022 Board of Directors Meeting
 - a. Plan and execute demographic survey of KPOA
 - b. Implement Oversight of Website
 - c. 50% new website registrations within 60 days of launch
 - d. Increase number of volunteers for Board and Committees

Member Comments in Closing

Next Meeting - Tuesday, March 8, 2022 at 3:00 pm- Regular Board Meeting -/Zoom

Motion to recess Regular Board Meeting at 5:03 pm by S. Rovanpera seconded D. Colwell.

Prepared by Felice Thompson
Administrative Assistant II

A handwritten signature in black ink that reads "Dan Nordlund". The signature is written in a cursive, flowing style.

Dan Nordlund, Corporate Secretary
Kala Point Owners' Association