

Grounds Committee (GC)  
March 24, 2022  
**Approved Meeting Minutes**

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

**ATTENDANCE:** Scott Rovanpera, Frances Loubere, Keith Larson, Leslie Weertman, Geoff Gunther; Board Representative: Gary Obermeyer; Guest: Caridad Woltz

**MINUTES:** Minutes of the February 24, 2022 meeting were approved with the date correction on the header of the document from 22 to 24.

**REPORTS:** General Manager

Dock floats are in the water now. The Lagoon pickle ball and tennis courts are being pressure washed because of pollen there causing a slipping hazard. The upper trail work has been completed. Mowing season has started with the frequency depending on the grass growth. The clubhouse shower and locker room renovations are almost complete. The outdoor swimming pool requires a propane boiler to get the water up to temperature when the outdoor temperatures are still low. Propane boiler use can incur significant expense, unlike the reasonable cost with the heat pump in the summer months. The GM will put together the information regarding the cost when the KPOA pool is opened before June or kept open past the first week in September. Both the GM and the committee members support a proposal to explore setting a scheduled opening and closing date for the outdoor pool use, a schedule similar to other local outdoor pool openings with the goal of reducing heat waste and monies. The GM has jurisdiction for trail maintenance and additional boardwalk and/or stairs for the Lagoon Trail will be made for safety reasons.

Board Representative

The new KPOA website has launched and it is still a work in progress. The GC landing page will be getting a FAQ section but rather than writing additional text it was suggested to use the text from the committee APP sections. For example, a question could ask "Why do I have a red house number sign on a post near my driveway?" and then the answering information can be a link or abstracted from Article VIII-4 C.3. f. which answers this question. GC members will work on this list for the web page.

**OLD BUSINESS:**

Kala Natives

No report.

Little Lending Libraries

No report

### Jefferson County Emergency House Number Signs, Post, and Newspaper Box

Scott helped a KPOA homeowner get a missing sign and he presented the form Jefferson County uses to request a new house number sign and the directions for posting the sign. KPOA rules for posting this sign meet the essential elements of this requirement that the house number be easily seen in an emergency. A Kala Pointer educational article was submitted on this topic which also included the post and optional newspaper box as it can be a part of the house number sign installation. It was decided that not all signs can be seen from both sides, or be required to have reflective paint on both sides, it will depend on the location of the driveway and the sign. In addition, after a new construction which is under the AC rules, as part of ongoing maintenance, owners can later choose to have only a post for the house number sign, an artistic post, art on the newspaper box such as a metal bird, or a homeowner could choose a plastic newspaper box not encased in wood. The GC rules require a proper placement of the number sign and that the post/box not interfere with GM maintenance of the setback.

### **Monitoring Reports and Complaints**

Monitoring zone reports were given except for Tom McFarling who was not present. There are no cases requiring a formal GC letter or action.

#### 30 Pinecrest (Paddock)

Case will be closed once the new house number sign is obtained and posted with the GC member's assistance.

#### 160 Foxfield ( NEED NAME)

This is a new owner who has been using the car to hide the garbage can which is being left in the driveway. The owner will be asked to relocate the garbage can properly, as is expected for all KPOA homes.

Informal contacts with owners for minor monitoring problems are not discussed at the GC meeting. There were no complaints submitted to the GC during this first quarter.

There is an environmental sign supporting the removal of river dams posted on an owner's private property, close to the home. There was discussion that this does not meet the definition of a political sign and could infringe on individual expression, considered a form of art even, or in the same vein as the signs in windows regarding the support for black lives. The GC consensus was not to ask the owner to remove the sign.

There was discussion regarding firewood stacks, the requirement to keep these only in the back of a property may be unreasonable especially with a small lot or a lot on a corner. The consensus was to have GC members look at the KPOA CCR's for possible changes which could be voted on by the membership. The GC is required to monitor and enforce these rules under its jurisdiction, so the committee will review these with a goal to modernize and accommodate the current KPOA community and lifestyle.

## **New Business**

### New GC Member Appointment

Tom McFarling has joined the GC. The text regarding the composition of the GC was discussed and at least two more members are needed on the committee given the size of the KPOA properties or monitoring zones. The difference between a member and an alternate was discussed. The decision was to review and update the GC APP to reflect what the committee would like to attain in composition and member number. Two KPOA homeowners, Rich Stewart and Janet Johnston have expressed interest in joining the GC and will be invited to attend the April meeting.

### Educational Articles for the Kala Pointer

The GC has completed a year working on the emergency house number sign rules and education around these important signs. The committee will continue the practice of educational articles for topics related to the GC work. Instead of individual names the GC will take ownership of these educational articles as long as the articles are circulated to all members who then have the opportunity to edit these documents.

### Vehicle Parking

A request was made by GC members to address an issue regarding parking for a homeowner. The current rules put the jurisdiction for vehicles under the GM. This is reasonable given that vehicles especially in roadways can be an emergent problem and cannot wait for a committee meeting. The issue of approved parking improvements to a property are considered under AC and not the GC. But after much discussion the GC members agreed to ask the KPOA BOD to authorize an ad hoc committee tasked to review unclear, arbitrary, conflicting, and out of date rules, with the intent to modernize and improve our community rules. This committee can produce suggested changes to the CCR for the KPOA membership to vote on, with the goal to update rules to reflect our current community expectations and that these rules can be enforced with flexibility.

**ADJOURNMENT:** With no further business, the meeting adjourned at 1130.

**RECORDED BY:** Leslie Weertman