

Grounds Committee (GC)  
June 23, 2022  
**Meeting Minutes**

**CALL TO ORDER:** Scott Rovanpera, Chairperson, called the Zoom meeting to order at 0932 AM.

**ATTENDANCE:** Scott Rovanpera, Frances Loubere, Leslie Weertman, Geoffrey Genter; Board Representative: Gary Obermeyer; Ex Officio Member: Dan Kimball, Guest: none

**MINUTES:** Minutes of the May 26, 2022 meeting were approved.

**REPORTS:** General Manager

The GM could not attend the meeting and there was no GM report. The GC was sent a complaint from an owner that the Beach Trail upper steps near the Bluff community need to be replaced. The GM in email correspondence confirmed this is work for KPOA grounds crew and the work will be given priority.

Board Representative

The actions on both GC items that went before the BOD at the June meeting, updates to GC Article VIII and the memorandum request for review and updates to the CCR governing documents had actions and these are summarized under old business.

**OLD BUSINESS:**

Article VIII. Grounds Committee APP Amendment

The revised GC Article VIII APPs were submitted at the June BOD meeting. The first read yielded some questions from the BOD and these were discussed and changes approved by unanimous vote so that another revision could be completed in time for submission to the July BOD meeting for a second read. The main change to the APP will be the deletion of Appendix A. This spreadsheet assigned responsibilities to several committees and was deemed outside of GC mission hence more appropriate for the table to live in Article II where the BOD directs the jurisdiction and work of all committees. There were also small clarifications that GC does not presume to interfere with other committee work, such as monitoring living trees or tree committee work, the membership composition number did not count the Board Representative and Alternate, and the language regarding the jurisdiction of sign monitoring to GC.

### Proposal for CC&R Revision and Update

At the June BOD meeting the memorandum the GC had submitted was addressed and a motion passed to conduct a comprehensive review of the CC&Rs and Rules and Regulations. The Strategic Planning Committee has been tasked to do this work, but it will take time to complete this work, maybe even a year. Because of this, the GC voted and approved the submission of additional suggestions to specifically address parking this year. These suggestions will be submitted to both the BOD and to this special Strategic Planning Committee for their consideration this year. One option would be to ask members to vote to rescind the 2018 resolutions 4 and 5 which disallowed the parking of vehicles on unapproved surfaces or setbacks. The other option submitted would instead add language to these 2018 resolutions to allow the BOD to approve rules allowing variances to these parking restrictions.

### Pedestrian Safety Committee

Last year the BOD had reviewed the report from this ad hoc committee and was to have contracted for a line of sight study on Kala Point roadways to ascertain if any safety issues for pedestrians, bicycles, and vehicles on our roadways. There is still the option of volunteers to complete this time distance measurement study but it has not yet been done. The GC at this time has no jurisdiction over road safety.

### Kala Natives

The volunteers have not had work parties this month because of increased covid infections in the community however individual volunteers did find and remove poison hemlock plants from the trail easement between Kala Heights Drive and the entrance to the Fort Townsend Park bluff trail. The group work parties will restart after July 4<sup>th</sup> holiday. The volunteers decided the lagoon and beach areas were enough volunteer work and the removal of holly trees along the trail connecting Kala Point Drive and Belvedere Drive would be difficult and possibly dangerous. It was suggested by the GC that members of the Kala Natives work on constructing an inventory of current noxious plant species found on Kala Point common properties. Jefferson County has some noxious weed resources and may be able to help educate KPOA about this topic.

### Little Lending Libraries

No report of problems or complaints. An invitation will be given those in charge of this program to present once a year to the GC. They will also be asked to confirm the information regarding the LLLs on the KPOA website under amenities is correct.

## **Monitoring Reports and Complaints**

Monitoring zone reports for the second quarter were presented by the GC members in attendance. At this time there are no cases requiring a formal GC letter or action.

### 50 Saddletree

The owners trimmed the laurel hedge that encroaches on the roadway easement for Kala Point Drive. It was discussed that these hedges will only increase in size over time and eventually KPOA may have to work with the owners to get these removed due to line of sight or roadway safety to meet rural highway design standards.

### 160 Foxfield

This property is for sale and until there is a new owner the garbage can violation will not be addressed.

### 361 Foxfield

There has been a complaint regarding backyard nettles. These are native plants. The GC does not enter private property and unless this is seen from the roadway it is not within the scope of the GC monitoring. No contact has been made yet with the owner of the property but the GC volunteers will attempt to address this complaint.

### 212 Pinecrest Drive

Some landscaping wooden lattice structure has fallen into the road setback.

### 1680 Kala Point Drive

This property adjoins the Fort Townsend fire trail. The owner has been blowing and removing all vegetation and loose debris from the trail that runs behind the property. This trail is not part of KPOA property but it is jointly maintained by KPOA and the Fort Townsend park. Because of trail erosion concerns this will be referred on to the park staff. There has been no contact with the owner or the park staff at this time because it is not known if this is an ongoing problem.

### 40 Windship Drive

The wooden newspaper box post has rotted and fallen over hence the Jefferson County house number sign is not visible to emergency responders. The owner is requesting some assistance in remounting her house number sign and a GC member will help her.

### Windship and Wellington Court new construction sites

There was discussion regarding the rules regarding the red house number signs and the GC will contact the AC to find out when these are posted. The GC wants to make sure proper placement of these signs is completed prior to the home being occupied.

## **New Business**

### Political Yard Signs

Recently a political sign was removed from an owner's property and membership was alerted regarding the right to place a political sign on private property. KPOA is allowed to have reasonable rules and regulations regarding political yard signs and these are found in the GC Article VIII APPs. Specifically, one political yard sign per issue or office, posted within 60 days of an upcoming election, removed within 72 hours following the

election, and signs shall not exceed 4 square feet in size or be posted more than 42 inches above ground, and no sign can be posted on common property.

#### Kuhn Spit Protections

The small wood which contains trees for bird nests and other wildlife had a trail made by humans last year which was then blocked by driftwood with the GM and crew. This small wood is a sensitive habitat and should not be made a part of the spit trail system. The grounds crew had to rebuild this blockage recently and there is a suggestion that a sign be placed for education regarding the need to stay on established trails only on the Kuhn Spit. There is also interest in remaking these old lagoon signs to better educate folks to stay out of the both the lagoon waters but also off the inlet beach shores there.

#### KPOA Budget Request

The GC has typically had no budget or expenses. However, the GC could submit a request for a budget item to be added to the KPOA membership assessment if there were a project or something to purchase to directly benefit the GC work. At this time no budget request is planned for the GC.

#### Education Kala Pointer Article

The GC members identified a need for an educational article to publish in the Kala Pointer on the terms, easement, set back, and common ground. Common areas of Kala Point are all the real property owned by KPOA or property easements for common use. Easements are legal access to property, often as part of the property deed, such as utility or roadway access. Setbacks are zoning restrictions directing where structures can be built on a property. The nuances around these terms and how they pertain to Kala Point properties, along with illustrations, can be included in this article.

#### Next GC Meeting

The Chair will not be available for the fourth Thursday of July meeting and it overlaps with the GM vacation. Another date will be selected and members informed.

**ADJOURNMENT:** With no further business, the meeting adjourned at 1154.

**RECORDED BY:** Leslie Weertman