

**DRAFT MINUTES  
KALA POINT OWNERS'  
ASSOCIATION REGULAR BOARD  
MEETING**

**Tuesday, September 13, 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.

**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.

**Establishment of a Quorum**

**Approval of the Agenda** (Corporation lawyer in attendance. Address RCW revision early New Business #4).

1. Call for KPOA member comments on the agenda
2. Call for Board member comments on the agenda

Note: Member comments on individual agenda items are taken just prior to the Board discussion of each agenda item.

**Announcements**

1. Article submission deadline for September Kala Pointer: September 19
2. September 15, 2022 deadline for timely declared candidates for the Board.  
Four upcoming vacancies this year with three potential candidates; one confirmed.

**Approval of Minutes**

Motion to approve August 9, 2022, draft minutes

**Inquires and Correspondence**

8/9/22 – 9/13/22	September 2022	Donna Colwell
9/13/22 – 10/11/22	October 2022	Dan Nordlund

## **Consent Calendar-**

1. Paul Fleischman to Elections Committee
2. Jeana Holme to Elections Committee
3. Charla Jean to Elections Committee
4. Patsy Mathys to Elections Committee

## **General Manager/Grounds Report** presented by Keith Larson, General Manager

1. Financial report
2. Reserve project status
3. Grounds report

## **Finance Committee Report**

### **Old Business**

1. Update on Wage Survey progress (From Executive Session)
2. APP Article X (Personnel) 2<sup>nd</sup> Read
3. Art II update Committee Chair meeting (Architectural, Tree, Grounds)
4. Mailbox decoration

### **New Business**

1. 2023 Budget overview and motion to post for member review and comment
2. Elections Update – Board Candidates
3. Motion to Approve Reserve Study
4. Discussion on new RCW 24.03A.575 – impact and way forward'

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

### **Board Goals**

1. Plan and execute demographic survey of KPOA – Completed
2. 50% new website registrations within 60 days of launch – Completed
3. Increase number of volunteers for Board and Committees
4. Initiate comprehensive review of KPOA CC&Rs and Rules and Regulations beginning with the Rules related to on and off-street parking - Initiated, continuing.
5. Website oversight updates and purpose statements will be posted on the KPOA Board of Directors page

### **Member Comments in Closing**

**Next Meeting** – Tuesday, October 11, 2022 – 1:00 PM – Budget Presentation  
Tuesday, October 11, 2022 – 3:00 PM - Regular Board Meeting - Zoom

### **Motion to recess Regular Board Meeting**