

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

**Tuesday, April 12, 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 **Board Members in Attendance: D. Kimball, President; M. Lannon, Vice President, D. Nordlund, Secretary, D. Colwell, CFO; G. Obermeyer and S. Rovanpera. S. Moss, J. Erreca & S. Headlee. Also, in attendance: Keith Larson, General Manager; Felice Thompson Administrative Assistant II and 16 other self-identified Zoom attendees.**

### **Approval of the Agenda**

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.

**Motion to approve April 12, 2022, Agenda by D. Nordlund** seconded by M. Lannon

**Motion approved by unanimous consent Res. 22\_04\_01**

### **Announcements**

1. Article submission deadline for May Kala Pointer: April 19
2. Changes to recycling of plastics (bottles and jugs only) – effective 1 June

### **Approval of Minutes**

1. Motion to approve March 8, 2022, Regular Board Meeting minutes

**Motion to approve March 8, 2022 Regular Board Meeting minutes by S. Headlee**  
seconded by M. Lannon

**Motion approved unanimously by roll call. Res. 22\_04\_02**

### **Inquires and Correspondence**

3/8/22 – 4/12/22	April 2022	Scott Rovanpera
4/12/22- 5/10/22	May 2022	Dan Kimball

<i>Date</i>	<i>Sender</i>	<i>Subject</i>	<i>Responder</i>	<i>Date</i>
3/21/22	Bruce Miller	Porch theft	General Manager	3/21/22
3/26/22	Sharon Bowie	Kala Point survey comments	Dan Kimball	4/5/22
3/27/22	Sue Stanton	Pool reservation question	General Manager	3/28/22
3/27/22	Cindy Griffin- Harte	Pool reservation question	General Manager	3/28/22
3/28/22	Patsy Mathis	Pool opening questions	General Manager	3/28/22
3/28/22	Roger Smith	Pool opening questions	Dan Kimball	3/28/22
3/31/22	Cyndy Curran- Bamburg	Shelving on driveway	Scott Rovanpera	4/10/22
4/5/22	Patsy Mathis	Kala Point survey comments	Gary Obermeyer	4/5/22
4/9/22	Marilynn Berry	AC APPs comments	Mark Lannon	4/9/22
4/10/22	Kevin & Carole Skolrud	AC APPs comments	Mark Lannon	4/10/22
4/10/22	Marilynn Berry	Website login problems	Scott Rovanpera	4/10/22
4/10/22	Mark Miller	Website login problems	Scott Rovanpera	4/10/22
4/10/22	Alisann & Rick Smookler	AC APPs comments	Scott Rovanpera	4/11/22
4/11/22	Jani & Mark Weller	AC APPs comments	Mark Lannon	4/11/22
4/12/22	Linda White Atkins	Attorney for Goldsteins	Scott Rovanpera	4/12/22

### **Consent Calendar**

1. Tim Twifold to Tree committee
2. Alisan Smookler to Social Plus
3. Linda Godfrey to Social Plus
4. Nancy Machette to Social Plus
5. Kate Cope to Social Plus
6. Fred Flanzer to EPC

**Motion to approve Tim Twiford to Tree committee, Alisan Smookler, Linda Godfrey, Nancy Machette & Kate Cope to Social Plus committee and Fred Flanzer to EPC Committee**

**Motion approved as submitted by unanimous consent Res. 22\_04\_03**

## **General Manager/Grounds Report**

### **Administration Office**

- KPOA Logo Trademark has been filed with the Secretary of State. The Logo was issued on 3/29/2022 and will expire on 3/29/2027.
- Issues with the Kala Pointer/Special Notice Emails to the membership has been resolved.
- New guidelines for plastic recycling – effective June 1, 2022. Notices have been placed on the bulletin boards, recycling area and the website.

### **Clubhouse**

- Pool Opening on Friday, April 15.
  - Interior & Exterior aggregate decks were pressure washed, painted and stenciled.
  - Both wooden decks were pressure washed and painted.
  - Pool furniture was washed and placed on the wooden decks.
  - Both locker rooms were deep cleaned, drywall repairs & textured & painted.
  - Interior pool area walls/blue doors were also painted.
- Clubhouse hours of operation has changed to 9am to 9pm (April 1 – September 30)

### **Finance**

#### **2022 Assessments Collection Report**

- 561 – LHC - \$459,655 – **82.44%**
- 453 – Timeshare - \$100,484 – **99.34%**
- Shower project is complete
- 2022 First Quarter Financials Report
- 2023 Surplus Credit - \$58,350

#### **2022 Reserve Projects**

- CH – Carpeting, Exercise Room – **Budget \$5,381 (Project will take place in the Fall)**
  - Total Project Cost –
- CH – Shower Replacement x 4 – **Budget \$22,806**
  - Total Project Cost – **\$26,796 (Over Budget \$3,990)**
- Equipment – Truck, Ford F-250 4x4 – **Budget \$41,000**
  - Total Project Cost –

### **Grounds Report**

- Dock Floats were placed in the water on March 23.
- Four new street signs were replaced last month.
- A dog destroyed the new tetherball hours after installing
- Upcoming projects will include Pressure washing the Tennis/Pickleball Courts
- Trail Maintenance:

- o Windship Dr./Beach Trail
- o Bluff Trail

**Old Business**

1. Website oversight update

Gary Obermeyer will remain webmaster until an oversight committee is formed. The Board wants all the links on the website fixed by the May Board of Directors meeting if possible.

2. Second Reading APP Article VII – (Finance)

**Motion to approve revisions to APP Article VII as written by D. Colwell**

seconded by M. Lannon

**Motion approved by unanimous consent Res. 22\_04\_03**

3. Update on APP Article III (Architectural) changes

Michael Machette presented the topics of concern from membership with the revisions to APP Article III related to enforcement, fees, firewood and felled tree limits. An article will be in the May Kala Pointer for membership review. April 18, 2022 is the deadline for comments prior to AC April 25, 2022 regular monthly meeting.

4. Update on Trademark of new KPOA Logo

The KPOA Logo was filed and approved with the Washington Secretary of State Office.

5. Update on Wage Survey progress

The wage study with Washington State University has begun and 18 HOAs are under review. Their findings will be sent to the Personnel Committee.

6. Member proposal regarding children’s play area at the beach

Megan Knighton proposed adding a climbing dome on the playground. ADA rules and budget requirements must be investigated and determinations to that end will be made.

7. Update on Strategic Planning Committee demographic survey (Number of questions, formatting, and scope etc.

Review of the survey questions and minor edits determined. Survey to be sent to KPOA membership the week of April 18, 2022

**Motion to endorse the amended release of the Strategic Planning member survey by D. Colwell** seconded by D. Kimball

**Motion approved by unanimous consent Res. 22\_04\_04**

**New Business**

1. First Reading APP X

Dan Kimball and Donna Colwell discussed the review of APP X with the intent of further discussion at the May Board of Directors meeting.

2. Introduction of APP II changes

Dan Kimball advised the Board of revisions to APP II that included removal of specific document moved to other committees. To be discussed at future Board of Director's meetings.

3. Request for Executive Session (Legal & Personnel issue)

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

1. Grounds – Playground update
2. Strategic Planning – Survey update

**Board Goals**

1. Plan and execute demographic survey of KPOA – In process
2. Implement Oversight of Website – In process
3. 50% new website registrations within 60 days of launch – Completed
4. Increase number of volunteers for Board and Committees – For discussion

**Member Comments in Closing not asked**

**Next Meeting** - Tuesday, May 10, 2022 – 3:00 PM - Regular Board Meeting - Hybrid/Zoom

**Motion to recess Regular Board Meeting at 5:05 by G. Obermeyer** seconded by S. Headlee

**Motion approved unanimously by roll call. Res. 22\_04\_04**

Prepared by Felice Thompson  
Administrative Assistant II

Dan Nordlund, Corporate Secretary  
Kala Point Owners Association