

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

**Tuesday, June 14, 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. Rovanager, J. Erreca & S. Headlee. S. Moss absent. Also, in attendance: Keith Larson, General Manager; Melissa Westendorf Administrative Assistant; 15 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 add CC&R review to the agenda by G. Obermeyer seconded by S. Headlee**

**Motion to add discussion of Rules for reserving the Clubhouse to the agenda by D. Nordlund seconded by D. Colwell.**

**Motion to approve June 14, 2022, Amended Agenda by D. Nordlund seconded by S. Headlee**

Motion approved unanimous consent. Res. 22\_06\_01

**Announcements**

- 1. Article submission deadline for July Kala Pointer: June 19
- 2. Evening with Candidates for County Sheriff June 22
- 3. Committee budgets due June 30, 2022
- 4. July 4<sup>th</sup> Beach Potluck Party Vickie Miller organizer  
Cancellation of the Pickleball Training Event

**Approval of Minutes**

Amendment to Finance report wording on page 3 to ‘waiting for fourth quote’.

**Motion to approve May 10, 2022, Regular Board Meeting minutes as amended by S. Rovanpera** seconded by D. Colwell

Motion approved unanimously by unanimous consent. Res. 22\_06\_02

**Inquires and Correspondence**

Date	Sender	Subject	Responder	Date
5/10/2022	Bill Kaune	Zoom Link on Website	Susie Headlee	5/11/2022
5/19/2022	Dick Schulte	Use of Clubhouse for Political Event	Susie Headlee	5/21/2022
5/31/2022	Carolyn Braun	Don Shore's Property	Susie Headlee	5/31/2022
6/9/2022	Bill Kaune	Question ref Board/Committee Reports	Gary Obermeyer	6/10/2022

5/10/22- 6/14/22

June 2022

Susie Headlee

6/14/22 – 7/12/22

July 2022

Jean Erica

**Consent Calendar**

- 1. Scott Rovanpera to Architectural Committee
- 2. Vickie Miller & Kate Lore to Social Plus Committee

**Motion approved unanimously by unanimous consent . Res. 22\_06\_03**

**General Manager/Grounds Report**

Administration Office

- Justin Brown, Maintenance Tech, will be awarded a \$1,000 Signing Bonus on June 20, 2022 per his hiring agreement on December 20, 2021.

Clubhouse No Report

Finance

**2022 Assessments Collection Report**

- 561 – LHC - \$556,556 – **99.82%** (Two outstanding payments remaining)
- 453 – Timeshare - \$100,484 – **99.34%**

**RV & Small Boat Storage Collections**

- RV Storage - \$15,900 – 99.10%
- Small Boat Storage - \$5,133 – 84.48%

<b>Motion for the KPOA Board of Directors</b>
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**Date:** June 14, 2022

**Individual making the motion:** Scott Rovanpera

**Seconded by:** Mark Lannon

**Motion :**

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Recommend a motion to replace the 2003 Ford 250 that includes a new Snowplow Mounting System for an expense not to exceed \$56,650 from the reserve Fund.

Original budget price for Truck - \$33,000

Original budget price for Snowplow Mounting System - \$8,000

Revised Purchase price for Truck:  $\$33,000 * 45\% = \underline{\$47,850}$

Revised Purchase Price for Snowplow Mounting System -  $\$8,000 * 10\% = \underline{\$8,800}$

Due to Inflation and the high demand for used 2500 trucks, the price has increased 40% - 45% above the budgeted replacement cost. The snowplow mounting system has not increased in cost but I am still allowing for a 10% adjustment in cost.

**Replacement of the 2003 Ford 250**

- 2008 Purchase Price \$19,389
- The truck is 19 years old
- Kala Point has owned the truck for 14 years
- Current Mileage – 150,000
- The truck is currently averaging 4 miles per gallon
- The interior electronics are no longer working
- KPOA has put 70,000 hard miles since the purchase date

**Motion approved unanimously by roll call. (8,0,0,1) Res. 22\_06\_04**

**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

- All Tennis Courts & Sports Court have been Pressure washed.
- RV Storage A & B – perimeter lines and numbers will be painted as weather permits.
- Kala Heights Mail Station repairs due to a treetop falling on the structure
  - Gutter replacement
  - Roof shakes will be replaced
  - Placed crushed rock along the asphalt edge to eliminate a hazardous walking area.
- Trail Maintenance:
  - Windship Dr. Trail
  - Bluff Trail

### **Old Business**

1. Website content oversight & Broken Links update

Gary Obermeyer presented KPOA Website Oversight framework proposal.

**Motion to adopt website framework and proceed with modifications to APPs to implement changes & procedures by M. Lannon** seconded by G. Obermeyer

**Motion approved by roll call. 8 for 1 against Res. 22\_06\_05**

2. Update on Wage Survey progress  
Mark Lannon shared the results received from the 16-page report from Western WA University. Personnel Committee to review June 15, 2022.
3. Update on APP Article III (Architectural) changes  
AC Committee received 12-member comments to proposed changes. The AC committee will review, revise and approve new version available at July Board meeting.
4. Update on APP Article X- New job descriptions have been completed
5. Status of APP II update- Dan Kimball has completed first read and beginning revisions for review at July Board meeting.
6. Second Read and Approval of Social Plus Committee APP XI

**Motion to approve Approval of Social Plus Committee APP XI by S. Rovanpera**

seconded by G. Obermeyer

**Motion approved unanimously by roll call. Res. 22\_06\_06**

**New Business**

1. Selection of vendor for Reserve Study

The vendor chosen for the Reserve Study is Bach & Associates LLC

2. First Read for APP VIII Grounds-

Scott Rovanpera sent Directors copies and was returned with minor changes. Changes will be reviewed at July Board meeting.

3. Review of CC&Rs will be addressed at the July Board Meeting

**Motion to establish a Board Goal to conduct a comprehensive review of the CC&Rs and Rules and Regulations beginning with the Rules related to on and off-street parking. This review shall include the impact of the Revised Code of Washington (RCW) by Gary Obermeyer seconded by D. Colwell**

**Motion approved by roll call 7 for, 0 against, 0 abstentions, and 2 not voting. Res 22\_06\_07**

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

**Board Goals**

1. Plan and execute demographic survey of KPOA – Results in review
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

**Member Comments in Closing**

**Next Meeting** - Tuesday, July 12, 2022 – 3:00 PM - Regular Board Meeting - Hybrid/Zoom

**Motion to recess Regular Board Meeting**

**Motion to recess June 14, 2022, Regular Board Meeting at 5:26 by S. Rovanpera**  
seconded by D. Colwell

**Motion approved unanimously by roll call. Res. 22\_06\_08**

**Adjourn to Executive Session to discuss Personnel at 5:30**

Prepared by Melissa Westendorf  
Administrative Assistant

Dan Nordlund, Corporate Secretary  
Kala Point Owners Association