

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

**Tuesday, October 11, 2022 @ 1:00 PM (Hybrid) followed by  
a 3:00PM Budget Presentation to the Board (Hybrid)**

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** (Quorum is currently 4 Directors)

**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.

**Announcements**

1. Article submission deadline for November Kala Pointer: October 19
2. We have five declared candidates for the November election of three new Directors.
3. This meeting will be followed at 3:00 p.m. for the annual Presentation of the Budget to the Board. This meeting will be in a Hybrid format.
4. A detailed review of the changes to Article X (Personnel) was requested by Director Moss. This review has been set for 25 October at 12:00 p.m.
5. Call for KPOA volunteers to fill the Unexpired Board Seats Positions.

**Approval of September 13, 2022, draft minutes.**

**Inquires and Correspondence**

9/13/22 – 10/11/22

October 2022

Dan Nordlund

10/11/22 – 11/8/22

November 2022

Sean Moss

**Consent Calendar-**

Alisann Smookler to the Publications Committee

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

Grounds

Clubhouse

Finance

**Finance Committee Report CFO: Donna Colwell**

**Old Business**

1. APP Article X (Personnel) discussion deferred to October 25, 2022 at noon via Zoom.
2. Art II update Committee Chair meeting (Architectural, Tree, Grounds)
3. RCW 24.03A.575 impact
4. Legal response on Sean Moss proposal to issue a temporary waiver

**New Business**

1. 2023 Budget Presentation to the Board (Note: No comments were received on the draft 2023 budget.)
2. Elections Update – Board Candidates
  - a. Possible Meet the Candidates tentative date: **November 10, 2022, 6:30 p.m.-8 p.m.**
3. Discussion on new RCW 24.03A.575 – impact and way forward'
  - a. Committee requests for status, either Committee of the Board or Advisory
  - b. Requests due prior to November Board meeting
4. Limiting the size of the Board – proposal by Sean Moss

5. Reduction in the number of Committees – proposal by Sean Moss

**Committee Reports** – Posted on the KPOA Website under MEMBERS/"Board Meeting Files"  
Reminder that all Board representative’s committee meeting summaries are due to the Publications Committee not later than the 19<sup>th</sup> of each month. Similarly, these summaries shall be sent to the Office for posting on the appropriate landing page of the committee as well as the KPOA website.

**Board Goals**

1. Plan and execute demographic survey of KPOA-Completed
2. Implement Oversight of Website- in progress
3. 50% new website registrations within 60 days of launch-Completed
4. Increase number of volunteers for Board and Committees-in progress
5. 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) -Initiated, continuing

**Member Comments in Closing**

**Next Meeting** – Tuesday, November 8, 2022 at 3:00 p.m.– Regular Board Meeting

**Motion to recess Regular Board Meeting and reconvene at 3:00 PM for Budget Presentation**