

Grounds Committee (GC)
October 27, 2022
Meeting Minutes

CALL TO ORDER: Scott Rovanpera (SK), Chairperson, called the Zoom meeting to order at 0936 AM.

ATTENDANCE: Scott Rovanpera, Keith Larson, Frances Loubere, Leslie Weertman, Tom McFarling; Board Representative: Scott Rovanpera; Ex Officio Member: Dan Kimball (DK)
Guest: Bill Kaune

MINUTES: Minutes of the September 22, 2022 meeting were approved.

REPORTS: General Manager

The GM reported the trail work on surfaces and handrails is ongoing. The crew is busy with blowing and sweeping the fall leaves. The GM contacted the owner with the overgrown laurel hedge that limits the line of sight on Kala Point Drive and the owner has promised to get the hedge trimmed next week. An owner on Belevedere Drive is undergoing cancer treatment and this has delayed the repairs of a vehicle that was parked on the road because of the steep driveway. The administrative office staff has completed the updates to the GC web pages.

Board Representative Report

The RCW 24.03A.575 regulation for non-profit HOA organizations was further clarified for the GC members. This regulation requires voting by board members for decisions impacting the HOA membership, hence committees cannot make binding votes without board members voting. The exception is the AC which gives all AC members voting power in the CCR just as with KPOA BOD meetings. This means other KPOA committees are either “advisory” with no power to vote or a committee can be deemed “a committee of the board” with advisory members but required to have at least two and preferably three BOD members on the committee who act for the board during meetings and only their votes count for the committee votes or decisions. This also means that GC actions or enforcement actions do not have to go on to the full BOD for a vote because the attending board members are acting for the BOD when they vote within the GC meetings. Because it is required to have two board members vote the GC will be assigned a third board member once the board member elections are completed.

ACTION

The GC voted (SR and DK both voted yes) to become a committee of the board at this time with the right to request in the future a vote by KPOA membership to make the GC a committee like the AC by making a change in the CCR if deemed necessary.

GC OVERSIGHT REPORTS:

Kala Natives

No update needed.

Little Lending Libraries

GC website updated to have links to the annual LLL report.

GC Webpages

Updates to the GC landing page were mostly completed. The past meeting agendas will not be stored on the website. Only the upcoming agenda will be posted on the Monday of the upcoming meeting. The website will not contain all prior GC meeting minutes, those from before the new website in late 2021 are available in the administrative office in a binder. The GC members suggested posting the KPOA Gate mechanism article to our GC website and members will consider other Kala Pointer articles to highlight.

Monitoring Reports and Complaints

Monitoring is done quarterly for both the common grounds and the private properties as seen from the street. The zone assignments were confirmed with GC members. It was suggested that being on the KPOA board is not an exclusion to performing community monitoring and perhaps the new board member assigned to GC could take a zone.

Quarterly Monitoring Assignments

The division is as follows.

Sector A includes properties within 1-6

Sector B includes properties within 7-10

Sector C includes properties within 11-14

Sector D includes properties within 15-19

There were no new or active complaints reported at this time. The fourth quarter reports will be completed by the December meeting. This segment of the meeting has been left as the last item on the agenda but going forward this topic will be earlier in the meeting.

OLD BUSINESS:

Political Signs

We are now within the allowed window of time (60 days prior to election) for the posting of a political yard sign. These signs should be removed by 72 hours after the election.

KPOA Common Area Sign Replacements

Tom McFarling has been working with the GM on the KPOA signs in need of replacement due to aging, missing signs for some trails, and a need for replacement of the faded lagoon signs with a switch from keep out of the lagoon to "no people or pets beyond this point, please". This will help provide education that it is not only the water

but also the land of the lagoon shore that is protected for wildlife. Entry and exit points from KPOA to the Fort Townsend State Park also need adequate signs to help the community access this amenity. The parking sign at Kala Heights Drive will be removed because it is only an easement and parking to use the trail can happen on the roadway.

ACTION

The GC voted (SR and DK both voted yes) to approve the production and installation of these signs to proceed with the GM (getting input from Tom McFarling) without delay.

New Business

Southern Chief Ship Wreck Sign Proposal

Keith White submitted a proposal to the KPOA BOD and the BOD assigned the permission process to the GC. The GC members were emailed in advance of the meeting both the proposal and a copy of the proposed sign. It has been requested to place an interpretive sign on the beach to inform folks about the ship skeleton history. Just as there is an interpretive sign near the playground in regards to an old driftwood log on the southern tip of the Kuhn Spit. It was discussed that this history is posted on the KPOA web site under about Kala Point but for casual visitors this new historical sign will be informative. Several objected to placing it directly on the beach, concerns about tides, weather damage, wildlife nesting areas, and beach view would be impacted. The GM reminded the GC that the BOD did not approve additional beach benches to be built on the beach and that ongoing maintenance of structures become a KPOA expense.

ACTION

The GC voted (SR and DK both voted yes) to approve the installation of this interpretive sign but it will be under the direction of the GM regarding the specific location of the sign such that the sign is not actually on the beach and its structure does not impede the use of the Gazebo and the small boat area.

Kala Point Storage Lot A entry sign and KPOA gate entry sign concern

The GC members were sent in advance of the meeting an email with text and photographs regarding the entry sign concerns that were then presented at today's GC meeting by Bill Kaune. Both at the Kala Point gate entrance and at the Woodland Hills pedestrian/bike entrance there are KPOA signs regarding the terms of public entrance to Kala Point. The signs appear to forbid entrance and conflict with the fact that our gates are open for limited use and access during weekday daytime hours. One can also walk from Fort Townsend into Kala Point and not see any sign regarding private property. He is suggesting that the signs be rewritten to promote more community acceptance and consider adding the RCW 4.24.210 which states that private property owners can open up property to allow recreational use by the public without liability. He gave the specific example of the Port Ludlow community trail signs where this RCW is cited with the statement "the user assumes all risks of using the trails". The GM discussed the fact that Kala Point is unlike Port Ludlow in that it has only one road into the 400 acres of unfenced homes, there are no major roadways through our property,

no golf course, and our trail system often uses private easements close to homes. The GC recommended that these signs be reviewed and the tone and wording could be adjusted to present a friendly face on the information. No specific action or change to signs were done at this time and this will be discussed at a later meeting. Bill Kaune was encouraged to work with Tom McFarling and the GM on a draft sign proposal for GC review.

Real Estate Signs in Kala Point

It was suggested that the GC consider changing their APP guidelines in regards to the formatting requested for real estate signs. There was a general discussion that these discreet real estate signs per the KPOA format are in the interest of our community aesthetics and allowing large, bright colored, intrusive signs does not seem logical for home values especially since real estate shoppers are not typically driving by in Kala Point but instead searching real estate on web sites. Realtors have long conformed to our expectations and should continue to do this until there has been a change to the GC APP guidelines. This topic will be further discussed at December GC meeting.

Next GC Meeting

The fourth Thursday of the month will be November 24th or Thanksgiving so this meeting is cancelled. The December 22 date will work for most GC members and will be the next meeting.

ADJOURNMENT: With no further business, the meeting adjourned at 1116.

RECORDED BY: Leslie Weertman