

Grounds Committee (GC)
August 25, 2022
Approved Meeting Minutes

CALL TO ORDER: Scott Rovanpera, Chairperson, called the Zoom meeting to order at 0930 AM.

ATTENDANCE: Scott Rovanpera, Keith Larson, Frances Loubere, Leslie Weertman, Tom McFarling; Alternate Board Representative: Scott Rovanpera; Ex Officio Member: Dan Kimball, Guest: Marilyn Berry

MINUTES: Minutes of the June 23, 2022 meeting were approved.

REPORTS: General Manager

The GM reported work is ongoing on the Bluff Trail, with failing wooden boards for erosion control replaced with crushed granite and a new railing. There will be more work on this trail to come. Pruning was also done on all trails this month. The grounds crew is again down to only one employee. There has been little response to advertisements for the open positions on both the grounds crew and the club house. The administrative assistant position is getting filled this week. The RV storage lots were sprayed with herbicide. The new snow plow has been confirmed to fit on the new truck making winter road work ready. A formal cease and desist letter will be sent to the landscape company that litters driveways and porches with a plastic bag, rock, and business card. There is a policy of no solicitation in Kala Point. Instead, folks can buy an advertisement in the Kala Pointer and/or supply their information to the office. This vendor has been called in the past but has continued to litter so an attempt will be made to send a letter.

For the second time this year a car turning out of the professional building, located to the right of the gate entrance, was unable to enter KPOA or trigger the gate to open thus blocking traffic. The car was positioned at an angle, blocking the gate entrance because no car could get access to the under-pavement arming loop which is required to trigger the gate to open. This resulted in a long back up of cars. To open the gate a vehicle must be centered on this arming loop, that is the only way to trigger the gate opening mechanism. This was discussed and a proposal was made to produce a sign recommending no right-hand turn from the professional building lot or some sort of advisory sign on the gate house regarding what to do when the gate does not open. There could also be an educational article produced for the Kala Pointer about the gate system. A suggestion was made to update the map posted at the KPOA entrance mail kiosk as it is from 1997 and there have been new homes built and new addresses.

Board Representative Report

The resignation of Gary Obermeyer from the KPOA Board during the last board meeting. Gary, in an email to GC members, said he resigned because of the way the BOD handled the GC proposal for CC&R amendment. This resignation has resulted in the loss of his presence on our committee as well. Scott is our alternate representative and he said there will be action on the GC recommendation for CC&R review.

OLD BUSINESS:

Kala Natives

The volunteers continue their work on the Lagoon trail and beaching parking hedges. We have not had a new member since last year but remain a dedicated core group approximately 4 to 8 workers on many Friday mornings. There was an article in the Kala Pointer about the invasive Herb Robert plant and another to be submitted on Bittersweet or the invasive night shade vine. Both of these are getting removed from the lagoon trail as well as the eternal war on the blackberry canes. Teresa Anderson will lead the work parties for the fall and we plan to reduce the work over the holiday and bad weather months. There are a few corrections to the Kala Native GC web pages and these will be submitted to the KPOA office to make.

Little Lending Libraries

No report of problems or complaints. An invitation was given to Michael Machette to present an annual report on the program and structures once a year to the GC. The LLL website information under amenities is correct and was updated this summer by the LLL program. The quarterly monitoring will include any LLL structure located in the sector.

Review of KPOA CC&R and Rules and Regulations

The newly formed ad hoc Strategic Planning Committee has been tasked to do this review to suggest to the BOD and the community revisions and updates. Scott is on this committee and will share the items pertinent to the GC as it progresses with the work.

GC Committee Membership Recruitment

Geoff Genter resigned from the GC this month. He is still the chair person for the Tree Committee. The GC website has had a live volunteer button on the landing page which is a link to Scott's email. The GC BOD report in the Kala Pointer will have a call out for volunteers to the committee as is done for other KPOA committees. Frances asked the GC to address the bigger picture regarding the possible reasons for the member resignations from both the GC and the board, basically to ask how can we improve as a committee and community. Marilyn Berry attended the meeting as a visitor and will hopefully consider our invitation to join the GC.

Kuhn Spit and Lagoon Protection

These are sensitive parts of the KPOA common property, meaning important for wildlife, and protected in accordance with the Fish and Wildlife agreement. The current signs for

keeping folks out of the lagoon are old and may need to include more specific information. For example, there have been attempts to make a trail into the little wood that holds the eagle nesting tree and sometimes coyote or otter families. A request was sent to the GC from Rich Stewart to consider a keep out type sign if the rebuilt driftwood barrier does not work. This was removed again this summer by unknown persons. Leslie will ask the Kala Village time share office about educational materials regarding the lagoon and spit, to find out what is shared with visitors staying a week at Kala Point.

Monitoring Reports and Complaints

Monitoring zone reports will be due for the third quarter at the September GC Meeting. Scott presented a table like form which he will be using when he gets the complaints, the website now has a link to the email for the GC Chair, and Scott will usually screen the complaint and then refer to the GC member assigned to that monitoring sector.

The following current complaints were discussed or are included because ongoing.

160 Foxfield

This property is for sale and until there is a new owner the garbage can violation will not be addressed. In addition, the real estate sign is non-standard for KPOA, but it now indicates a pending sale, so this correction may be a moot point.

361 Foxfield

There has been a complaint regarding backyard "weeds". The GC does not enter private property and unless this is seen from the roadway it is not within the scope of the GC monitoring. Three GC members looked at this property and deemed no action was required by the GC. Case closed.

212 Pinecrest Drive

Some landscaping wooden lattice structure has fallen into the road setback. There was no new information on this case.

1680 Kala Point Drive

This property adjoins the Fort Townsend fire trail. The owner has been blowing and removing all vegetation and loose debris from the trail that runs behind the property. This trail is not part of KPOA property but it is jointly maintained by KPOA and the Fort Townsend park. Because of trail erosion concerns this will be referred on to the park staff. There has been no contact with the owner or the park staff at this time however, Marilyn Berry is a volunteer with the Friends of Fort Townsend and she will investigate to see if the park staff find this incursion on park property to be of concern.

40 Windship Drive

The wooden newspaper box post had rotted and fallen over hence the Jefferson County house number sign is not visible to emergency responders. Tom McFarling repaired this post for the owner and now the problem is corrected. Case closed.

Windship and Wellington Court new construction sites

The emergency red house number signs are still not correctly placed but per discussion with the AC Chair there was an addition made to the sign off check list on home completion and before the home is signed out of the AC there will be proper placement of these signs. There are two homes with temporary signs but still under construction.

21 Wellington Court

There have been ongoing complaints and discussions with the owners regarding yard sale materials being stored on the property driveway. At the meeting it was decided a 30 day clean up letter was needed because there had been no change but that day after the meeting, a walk by and GM drive by found it had been cleared. Case closed.

714 Kala Point Drive

Non KPOA formatted real estate sign is posted. Sales have been brisk so might be removed before time to alert the company to change the sign.

New Business

Mail Box Graffiti

Recently a member with a mail box located within the Pinecrest Drive II mail kiosk gang box made a complaint that the stickers placed on the owner's box so the owner could locate it had been defaced. There are no KPOA restrictions to decorating one's mail box as we own and maintain the mail kiosks as part of common property. Scott wrote an educational article for the Kala Pointer on the KPOA mail box kiosks.

Political Signs

Several owners were reminded to remove political yard signs following the recent primary election. Signs should be removed by 72 hours after an election.

KPOA Common Area Sign Replacements

Tom McFarling volunteered to construct a list of KPOA signs in need of replacement due to aging. Some signs are also missing such as the Beach Trail entrance sign near the Bluff condominiums and the Lagoon Trail entrance sign at the tennis courts. Marilyn Berry volunteered to help with this effort by providing to Tom photographs of upper trail signs that could be replaced. The GM has a budget for sign replacements and the GC has jurisdiction for KPOA signs, hence will be approving the list and/or sign changes if needed once the survey is completed. The new signs are made on aluminum.

Wood piles

Storage of fire wood for use in a fireplace or wood stove is common in Kala Point. The jurisdiction for monitoring these wood piles after new construction falls to the GC and Article IV, section 7 states, "firewood stored on the exterior portion of any lot shall be cut and neatly stacked at the rear portion of the lot. If covered, the cover shall be dark in color and neatly attached". The strategic planning committee will be looking at how best

to update this to best accommodate the needs of the community. For example, some lots are small and do not have adequate space behind a home, but to keep wood from being too close to a home, the use of the owner set back property should be explicitly allowed for what is not a permanent structure, but a wood pile.

Setback Education Kala Pointer Article

The GC members during the June meeting identified a need for an educational article on the terms, easement, set back, and common ground. Common areas of Kala Point are all the real property owned by KPOA or property easements for common use. Easements are legal access to property, often as part of the property deed, such as utility or roadway access. Setbacks are zoning restrictions directing where structures can be built on a property. The nuances around these terms and how they pertain to Kala Point properties, along with illustrations, can be included in this proposed article.

Quarterly Sector Monitoring Assignments

Because of the loss of members to the GC the monitoring assignments were rearranged. Monitoring is done quarterly for both the common grounds and the private properties as see from the street.

The division is as follows.

Sector A includes properties within 1-5 and 6

Sector B includes properties within 7-10

Sector C includes properties within 11-14

Sector D includes properties within 15-19

Meeting format and planning

The GC members will be submitting agenda items at least a week in advance so the Chair can circulate the agenda a week prior allowing adequate time for preparation and missing items can be added. The draft minutes from the prior meeting should be consulted in the construction of the agenda so the format can be standardized and items not overlooked. Members are also advised to use the current Roberts Rules of Order, updated 2020, so the conduct of the meeting can proceed smoothly and with harmony. In other words, no interruptions but also no unnecessary sermons.

Next GC Meeting

The fourth Thursday of the month will be September 22, 2022. Meeting start time of 0930 will continue and items for the agenda should be submitted a week prior.

ADJOURNMENT: With no further business, the meeting adjourned at 1127.

RECORDED BY: Leslie Weertman