

**APPROVED MINUTES
KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD MEETING
Tuesday, May 10, 2022 @ 3:00 PM
Clubhouse Facility and by 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" 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, J. Erreca & S. Headlee. Also, in attendance: Keith Larson, General Manager; Felice Thompson Administrative Assistant II; 2 in person attendees; Larry McDonald and Joseph Reeves and 8 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 May 10, 2022, Agenda by D. Nordlund seconded by J. Erreca

Motion approved unanimously by roll call. Res. 22_05_01

Announcements

1. Article submission deadline for June Kala Pointer: May 19, 2022

Approval of Minutes

1. Motion to approve April 12, 2022, Regular Board Meeting minutes

Motion to approve April 12, 2022, Regular Board Meeting minutes by M. Lannon seconded by S. Rovanpera

Motion approved unanimously by roll call. Res. 22_05_02

Inquires and Correspondence

4/12/22- 5/10/22
5/10/22- 6/14/22

May 2022
June 2022

Dan Kimball
Susie Headlee

Consent Calendar

1. Motion to approve Ann Kirby to the Social Plus Committee by S. Rovanpera
seconded by D. Kimball

Motion approved unanimously by roll call. Res. 22_05_03

General Manager/Grounds Report

Administration Office

- RV and Small Boat Storage invoicing was processed and mailed on April 29.

Clubhouse

- Please welcome David Burkebile as our new Clubhouse Attendant

Finance

2022 Assessments Collection Report

- 561 – LHC - \$481,520 – **86.36%**
 - Second Half Assessment Collections: \$30,810 – 5.53%
- 453 – Timeshare - \$100,484 – **99.34%**

RV & Small Boat Storage Collections

- RV Storage - \$2,568 – 16.0%
- Small Boat Storage - \$806 – 13.27%

- Report on Entrance/Exits gate repairs
- Motion to approve gate repairs from the Reserve Fund

Motion to approve paying the gate repair bill from Double D Electric from the Reserve Funds by

S. Rovanpera seconded by D. Nordlund

Motion approved unanimously by roll call. Res. 22_05_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

- Foxfield mail station solar lighting has been repaired
- Potholes at the storage lot facilities and beach parking are being addressed

- Emergency Exits are being assessed
 - Gates, locks, weed control and brush removal
- Pressure washing Tennis Courts ongoing
 - Courts 4-5 are being washed this week
- Trail Maintenance:
 - Windship Dr. Trail
 - Bluff Trail

Old Business

1. Website content oversight update by Gary Obermeyer

Gary Obermeyer, Keith Larson and Felice Thompson, Administrative Assistant II will be updating content as it is obtained from Committee Chairs onto the website, populating new APPs and governing documents as they are updated and approving new registrars along with sending out notices to the membership when needed.

2. Broken website links

Website will be reviewed once a week for updates and revisions necessary to keep the content current.

3. Update on APP Article III (Architectural) changes

Architectural Committee is reviewing comments on the proposed changes to Article III. A subsequent meeting for full committee review is to be announced.

4. Update on Wage Survey progress Mark Lannon

The Western Washington University consultants have identified comparable HOAs and will be sending out questionnaire. Should receive responses within 7-10 days. Target for results by mid-June.

New Business

1. Request for comments on APP Article X (Personnel)

The Personnel Committee is requesting comments on the proposed changes to Article X. Their next meeting will be .

2. Review and discussion of Membership Survey Dan Kimball

Reviewed the results of the member survey. Sent 570 surveys with 290 responses. Strategic Committee will be reviewing the results and categorizing the responses according to topics addressed.

Committee Reports – Posted on the KPOA Website under Board of Directors /"Board Meeting Documents"

Finance report from Donna Colwell focused on upcoming Reserve Study and how we manage our reserves, currently. Finance has a company preparing a quote for the study who is willing to work with us consistent with our past practice..

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, June 14, 2022 – 3:00 PM - Regular Board Meeting - Hybrid/Zoom

Motion to recess Regular Board Meeting

Motion to recess April 12, 2022, Regular Board Meeting at 5:00 pm by D. Nordlund
seconded by D. Colwell

Motion approved unanimously by roll call. Res. 22_05_05

Prepared by Felice Thompson
Administrative Assistant II

A handwritten signature in cursive script that reads "Daniel J. Nordlund".

Dan Nordlund, Corporate Secretary
Kala Point Owners Association