

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

Tuesday, January 10, 2023 @ 3:00 PM (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

Board Members in Attendance: M. Lannon, President, J. Reeves, Vice President, D. Nordlund, Secretary, P. Miles, S. Stanton, K. Skolrud, CFO, S. Moss, D. Moses, K. Titus (via phone). Keith Larson, General Manager & Felice Thompson Administrative Assistant II; 14 other self-identified Zoom attendees

Approval of the Agenda

1. Call for Board member comments on the agenda

Note: Audience comments on individual agenda items are taken just prior to the Board discussion of each agenda item.

Motion to approve the agenda as submitted by J. Reeves seconded by D. Moses

Motion approved by unanimous consent. Res. 2023_01_01

Announcements

- 1. Article submission deadline for February Kala Pointer: January 19, 2023

Approval of December 13, 2023, Annual Budget and Organizational draft minutes

Motion to approve the December 13, 2023 Annual Budget and Organizational draft minutes

by **S. Stanton** seconded J. Reeves

Motion approved by unanimous consent. Res. 2023_01_02

Inquires and Correspondence:

12/13/22 – 1/9/23
1/10/22 –2/14/23

December 2022
January 2023

Mark Lannon
Sue Stanton

**KPOA Board Correspondence
December 13 2022 to January 10, 2023**

Name	Date	Subject	Addressed to	Response Date	By
Terry Rose	12/17/22	Fire Pit Safety	Mark Lannon	12/17/22	Mark Lannon
Carol Letterman	12/31/22	EJFD Town Hall	Board	1/1/23	Mark Lannon
Patsy Mathys	12/21/22	Snow Plowing	Mark and Keith	12/21/22	Mark Lannon
Don Volmer	1/4/23	Paper shredding service	Board	1/5/23	Keith Larson
Patsy Mathys	1/8/23	APP II first read	Mark Lannon	1/9/23	Mark Lannon
Patsy Mathys	1/9/23	APP II proposed changes	Sue Stanton	1/9/23	Mark Lannon

Consent Calendar:

- 1. Approve Dave Ethington to AC Committee

Motion to approve Dave Ethington to AC Committee by D. Nordlund
seconded by M. Lannon

Motion approved by unanimous consent. Res. 2023_01_03

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

Administration Office

The Administrative Staff will be taking on a much larger role with the oversight and management of the KPOA website to include the following:

1. Dailey Calendar updates
2. Committee Landing Pages – We will need the committee chairs & Board Reps to minutes and any pertaining documents forwards to the Admin Staff.
3. Membership login and email signups
4. Membership Special Notice Emails
5. Keeping the announcement page updated with important information for the membership

Clubhouse

Staffing Shortages continue with the CH Operations

Finance

2023 Assessments Collection Report

- 278 – LHC - \$268,298 – **49.55%**
- 308 – Timeshare - \$80,012 – **67.54%**

2023 Insurance Report

Budget Expense - \$28,623

Actual Expense - \$31,712

Over Budget - \$3,089

General Liability/EQ

\$16,021 –10% Increase

EQ Coverage \$3,885

Directors & Officers

\$4,641 – 17% Increase

Umbrella - Excess Liability 10M

\$7,240 – 62% Increase

Auto Insurance

\$3,810 – 15% increase

Bank Signers

We began the process of updating the current signers for our banking. We are hopeful to have this completed by January 31.

Reserve Expenditures

Mailbox Replacement

Motion to approve the purchase of Five (5) Horizontal Aluminum Front Loading Mailboxes for an amount not to exceed \$11,694 from the Reserve Fund.

Motion to approve the purchase of Five (5) Horizontal Aluminum Front Loading Mailboxes for an amount not to exceed \$11,694 from the Reserve Fund by D. Moses seconded by M. Lannon

Motion approved by unanimous consent. Res. 2023_01_04

Pool Blanket Replacement

Motion to approve the purchase of a Thermgard Insulated Deluxe Pool Blanket for an amount not to exceed \$5,556 from the reserve Fund.

Motion to approve the purchase of a Thermgard Insulated Deluxe Pool Blanket for an amount not to exceed \$5,556 from the reserve Fund by J. Reeves seconded by D. Nordlund.

Motion approved by unanimous consent. Res. 2023_01_05

Pier Piling Inspection & Treatment

Motion to approve Evergreen Wood Restoration to conduct an inspection and treat the pier pilings, beams and rail posts for an amount not to exceed \$26,650 from the Reserve Fund.

Motion to approve Evergreen Wood Restoration to conduct an inspection and treat the pier pilings, beams and rail posts for an amount not to exceed \$26,650 from the Reserve Fund by K. Skolrud seconded by P. Miles.

Motion approved by unanimous consent. Res. 2023_01_06

2023 Reserve Projects

- Road Repairs – **Budget \$31,944**
 - Total Project Cost –
- Paving – Hemlock Court – **Budget \$34,322**
 - Total Project Cost –
- Paving – Pinewood Court – **Budget \$27,652**
 - Total Project Cost –
- Pool – Blankets (Outdoor) – **Budget \$5,556**
 - Total Project Cost –
- Equipment – Tractor, New Holland – **Budget \$63,199**
 - Total Project Cost –
- Mail site – Mailbox Gangs Replacement – **Budget \$11,694**
 - Total Project Cost –
- Pier – Piling Inspection & treatment – **Budget \$26,650**
 - Total Project Cost –
- Clubhouse – Exterior Painting – **Budget \$10,506**
 - Total Project Cost –

Grounds Report

- Trail Maintenance: All hazardous handrailing's have been repaired or replaced. All other trail work will be conducted as time permits.
- All other projects will be prioritized until the Maintenance Operations is fully staffed.

Snow Removal Operations

- Overtime – 11 Hours
- Sand Usage – 54 Tons
- Salt Usage – 1,600 lbs.

Old Business

1. Article II Board of Directors, Officers & Appointments first read

Review proposed amendments of APP II Board of Directors first read posted on the kpoa.org website on the Board of Directors page

This review process will be included in the February Kala Pointer summary of the Board meeting and member comments will be reviewed as submitted to the Board for a second review and discussion at the Board of Directors meeting in February.

New Business

1. Investigate solar options for the clubhouse/pool and administration building

The General Manager is tasked with investing the solar costs for the Administration and Clubhouse and pool facility.

2. Propose changing the February 14, 2023 Board meeting to February 15, 2023.

Motion to change the February Board of Directors meeting from Tuesday February 14 to Wednesday February 15, 2023 by S. Stanton seconded by M. Lannon

Motion approved by show of hands 8 yes and S. Moss abstained. Res. 2023_01_07

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 19th 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 prior to the monthly Board meeting.

Strategic Planning committee plans to send out a new survey to the Membership in early March.

Board Goals

Discuss the process and timing for new 2023 Board Goals

- Set Board goals and measures of success that can be achieved by the end of 2023.
- Receive Committee reports each month

Member Comments in Closing

Patsy Mathys discussed APP II

Next Meeting – Wednesday, February 15, 2023 at 3:00 pm

Motion to recess Regular Board Meeting at 5:03 by P. Miles seconded by M. Lannon

Motion approved by unanimous consent. Res. 2023_01_08

Prepared by Felice Thompson
Administrative Assistant II


Dan Nordlund, Corporate Secretary
Kala Point Owners Association