

Grounds Committee (GC)
February 23, 2023
Meeting Minutes

CALL TO ORDER:

Scott Rovanpera, Chair, commenced the Zoom meeting at 9:30 a.m.

ATTENDANCE:

GC Members: Frances Loubere, Scott Rovanpera

GC Directors: Kevin Skolrud, Dale Moses, Joseph Reeves

KPOA Admin: Keith Larson

Guests: Marilyn Berry, Bill Kaune

MINUTES: The minutes of the 1-26-23 GC meeting were approved as corrected.

DIRECTORS' REPORTS:

- Dale Moses reviewed recommendations as to how information will be submitted to the Board.
- Joseph Reeves mentioned that Strategic Planning Committee (SP) recommendations to the Board were forwarded to the chairs of committees impacted.
- Further committee discussion summarized SP committee attention to Article IV Property Rights of the CC&Rs. Updates are recommended to align CC&Rs with current practice which includes adding the GC in some cases, removing the AC in others. These will be brought to the membership for a vote in December.
- Frances Loubere asked about GC issues previously brought to SP and Board. Scott Rovanpera reported that the SP committee decided that the setback issue from August of 2022 would not be addressed at the December Annual Meeting. Frances Loubere expressed concern that this had not been communicated to GC and was not reported in SP Minutes.
- Scott Rovanpera reported a comment from a Board member about Article VIII Section C amendments. Committee members agreed to one word change:
2. "...and *may shall* communicate this resolution to the Board of Directors."

GM REPORT:

Keith Larson reported that LED solar powered lighting, and six cameras, have been installed in Lot B around the recycling bins. A future goal: better lighting at mail sites. Other issues discussed included the beached sailboat and the gate malfunction.

GC OVERSIGHT REPORT:

- No report for the Little Lending Libraries and the KPOA website.
- Frances Loubere reported that Kala Natives has cleared Himalayan blackberry from the "teardrop" on Sailview Drive, removed new blackberry shoots from areas already cleared, and planted additional skunk cabbage

along the lagoon trail. Teresa Anderson leads the group while Leslie Weertman is in Arizona.

OLD BUSINESS:

1. LOT #347 – Anderson Homes property, has been pulled off the MLS. Anderson Homes was asked to back fill holes and remove tape. Some tape remains. This is the purview of the Architectural Committee.

2. KPOA Entry Signs.

Kala Point resident Bill Kaune shared a photo of signs installed in 2017 at the front and Woodland Hills entrances, which in his view are elitist and hostile. He observed that Port Ludlow allows access and posts a sign with reference to a law that protects against liability, and he recommended the following friendly wording:

Welcome to Kala Point. The roads and trails within Kala Point are private property. KPOA allows limited public access to our property and under RCW 4.24.210 those using our trails and roads for recreation do so at their own risk.

Frances Loubere supported Bill’s proposal and noted that there were many concerned about these signs when they were first installed.

Additional discussion included opinions, questions, and suggestions from all committee members:

- What does limited public access mean?
- The history: Why the signs were installed in 2017.
- Liability issues and what our CC&Rs say about this.
- Concern about whether the RCW covers an “attractive nuisance”.
- Welcoming vs. friendly and suggestions for friendlier wording.
- Removing the signs altogether.
- That the public already accesses our property and has done for decades.
- The public has to have access to the Recycling Center.
- That the Board will, and the membership may, need to decide.

Dale Moses identified three key issues:

- Being friendly.
- What we want to allow for access.
- How we handle liability.

Scott Rovanpera requested wording ideas prior to the March 23 GC meeting. Bill Kaune thanked GC for considering his proposal.

NEW BUSINESS:

Quarterly Inspections:

Scott Rovanpera observed that the GC is down to three regular GC members. Board Director Joseph Reeves volunteered to take on a monitoring zone and Scott will orient Joseph to the process. We emphasized that we *monitor* as opposed to *police* our zones.

Frances Loubere asked about vehicles parked in the common areas/front setbacks on Windship Drive and the GM confirmed that homes have a special dispensation that predates his tenure. It dates back to original architectural plans and approval. The GM does not know of any documentation.

ADJOURNMENT: The meeting adjourned at 11:04 a.m.

RECORDED BY: Frances Loubere