

**KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD APPROVED MINUTES
Tuesday, April 11, 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" to assure the right of the majority to decide and the right of the minority to be heard; to honor the rights of individual members and the rights of absentee; and to fundamentally show respect for each other.

Establishment of a Quorum

Board Members in Attendance: M. Lannon, President, D. Nordlund, Secretary, J. Reeves, Vice President, K. Skolrud, CFO. Directors: S. Stanton, P. Miles, K. Titus, D. Moses., S. Moss, absent. Keith Larson, General Manager & Felice Thompson Administrative Assistant II; 8 other self-identified Zoom attendees 5 in person attendees.

Approval of the Agenda – April 11, 2023

1. Call for Board of Directors comments on the agenda

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

**Motion to Approve the April 11, 2023, Board Meeting revised Draft Agenda by D. Nordlund
seconded by M. Lannon**

Motion approved by unanimous consent Res 2023_04_01

Announcements

Article submission deadline for May Kala Pointer: April 19, 2023

Approval of March 14, 2023, Board Meeting Draft Minutes

**Motion to Approve the March 14, 2023, Board Meeting Draft Minutes by J. Reeves
seconded by K. Titus**

Motion approved by unanimous consent Res 2023_04_02

Inquires and Correspondence:

3/14/23 – 4/11/23

4/11/23 – 5/09/23

March 2023

April 2023

Dale Moses

Joseph Reeves

KPOA Board Correspondence**March 15 to April 11, 2023**

Name	Date	Subject	Addressed to	Response Date	By
Phil Brodt	3/20/23	Walking path along Kala Point Dr	Board	3/21/23	Dale
Andrew Edgecomb	4/4/23	Pool opening date	Board	4/5/23	Mark
Rick Smookler (multiple)	4/7/23	Cutting his trees	Mark	4/7/23 and more	Mark

Consent Calendar None**General Manager – Financial & Grounds Report**

- The General Manager will be on vacation from April 19, 2023-April 21, 2023; returning on April 24th.

Administration Office

- Committee Landing pages are being updated with current content and archival links to past meetings.
- We have been experiencing technical issues updating the Board Landing Page on the website. All other pages are updating correctly. We are working with ASSAI Web Hosting to resolve these issues.
- KPOA has scheduled a presentation with the PUD to hold an in-person meeting with the membership on May 9 at 11:00 am – 12:00 pm at the Clubhouse prior to the Regularly Scheduled Board meeting. This will be a hybrid meeting with Q&A to follow. Email, text will be sent to the membership with posted flyers on the Bulletin boards.
 - o Talking points: upcoming projects & discussion of power outage processes and hand out for attendees.
- Admin staff will be formatting all APP's to simplify the amendment process going forward over time. This will be an ongoing project.
- Shredding Event Scheduled for April 28, 10am – 1pm at the Administration Building.
 - o For those who cannot attend on the 28th, you may drop off your shred documents at the Maintenance Facility beginning Monday April 24 – 27, 9 am – 1 pm.

- American Tower Proposal to reduce the annual percentage escalation from 5% to 4% with a buyout of 10,000. The Finance Committee voted unanimously to recommend that the BOD not accept this proposal.

Motion to reject American Tower’s buyout proposal as recommended by the Finance Committee by K. Skolrud seconded by K. Titus.

Motion approved by unanimous consent Res 2023_04_03

- Solar project bid proposal discussion. Upon review of the project it was decided cost verses return it would not be cost efficient or save money over the long-term investment for more than 34 years.

Motion to reject Solar project proposal as recommended by the Finance Committee by K. Titus seconded by M. Lannon.

Motion approved by unanimous consent Res 2023_04_04

Clubhouse

- Pool is scheduled to open on Saturday April 15.

Finance

• **First Quarter Financial Reports**

4/6/2023

KPOA 2023 Assessment Collection Report

Budgeted Assessment Dollars	\$736,593	100.00%
LHC/TS Assessment Dollars Collected	\$619,600	84.12%

2023 Assessment Dollars - LHC

\$618,133

Units Paid		Assessments Collected	% Dollars Collected
337	Full Assessment Payment	\$371,320	60.07%
224	First Half Assessment Payment	\$123,406	19.96%
14	Second Half Assessment Payment	\$7,712.88	2.50%
0	Uncollected Assessment Payment	\$0.00	0.00%
561	Total	\$502,439	82.53%

2023 Assessment Dollars - Timeshares

\$118,460

Units Paid		Assessments Collected	% Dollars Collected
451	Full Assessment Payment	\$117,161	98.90%
5	Uncollected Assessment Payment	-\$1,298.90	1.10%
	Total	\$117,161	98.90%

25J
38A KPVA
35B KPVA
13H KPVA
8I

2023 Reserve Assessment

Budgeted Reserve Assessment	\$205,000
Deposit Amount	\$175,000
% Dollars Collected	85.37%

- Storage Rental Invoicing will be mailed on May 1, 2023
- Pier Project update: Two companies; Marine Floats and Bayview Construction are in the process of bid proposals for the project. More updates are forthcoming at the May Board meeting
- GM has scheduled meeting with Lakeside Industries to review paving project. An approval for the project will be presented at the May Board Meeting.

2023 Reserve Projects

- Road Repairs – **Budget \$31,944**

- o Total Project Cost –
 - Paving – Hemlock Court – **Budget \$34,322**
- o Total Project Cost –
 - Paving – Pinewood Court – **Budget \$27,652**
- o Total Project Cost –
 - Pool – Blankets (Outdoor) – **Budget \$5,556**
 - o **Total Project Cost – \$4,463.89**
- Equipment – Tractor, New Holland – **Budget \$63,199**
- o Total Project Cost –
 - Mail site – Mailbox Gangs Replacement – **Budget \$11,694**
- o Total Project Cost –
 - Pier – Piling Inspection & treatment – **Budget \$26,650**
 - o **Total Project Cost – \$26,650**
 - Clubhouse – Exterior Painting – **Budget \$10,506**
- o Discussions have begun to determine a starting date to begin work.

Grounds Report

- Beached Sailboat on KPOA Beach – KPOA Admin is working with DNR to have the vessel removed from the beach. Recent contact with the owners has gone unanswered. KPOA has posted two notices on the vessel of intent to obtain custody from the Department of Natural Resources (DNR) The notices will be posted for 30 days and removal will occur within a few weeks thereafter.
- New Trail signage has been placed on all trails. This also includes beach signage for the lagoon area.

Safety Meeting Report

- Staff meeting scheduled for April 17 to discuss department responsibilities.

Old Business

1. Proposed Amendment to APP VIII, Section C – Grounds Committee (Second Read)

Motion to approve APP VIII Section C as amended by M. Lannon seconded by J. Reeves.

Motion approved by unanimous consent Res 2023_04_05

2. Proposed Amendments to APP XIII Publications Committee (Second Read)

Motion to approve APP XIII as written by D. Moses seconded by M. Lannon.

Motion approved by unanimous consent Res 2023_04_06

3. APP XI Social Plus Committee Review –
 - Minor changes to address goals and assisting the Administration office staff with notices for Social Plus events. Reorganization is being discussed and Social Plus members have approved quarterly meetings rather than monthly meetings. First read at the May Board meeting.

4. Should the SPC develop a New Director Orientation?

Motion to authorize SPC to develop a New Director Orientation by J. Reeves seconded by K. Titus

Motion approved by unanimous consent Res 2023_04_07

5. CC&R's Article IV, Chapter B, Uniform General Requirements

After discussion concerning the height of wood stack and redefine the definition of view or visual line of sight it was decided to contact relevant committee members to prepare a resolution to the members for the upcoming end of year vote.

Motion for the Board of Directors to recommend a Board generated resolution to present to the Membership by J. Reeves seconded by D. Moses

Motion to amend the previous motion to retain the current language in section 7; Care and Appearance of Premises by J. Reeves seconded M. Lannon

Motion approved by unanimous consent Res 2023_04_08

New Business

1. 2023 Survey overview report

The 2023 Member Survey was closed after a reminder email was sent out and all recipients received it rather than only those who had not responded. SPC did not want to skew the results and add confusion to members who had previously taken the survey. SPC has received the preliminary results and the comments have been sorted but final results of the survey will be presented at the May or June Board of Directors meeting.

Committee Reports are posted on the Board of Directors landing page on www.kalapoint.org

2023 Board Goals

1. New Director Orientation
 - Board Member Tool Kit sent to the Board for review
2. Minutes and summary reports on time delivery – Reference flowchart
3. Limit Board Meetings to 2 Hours or Less
4. Increase Email list and Kala Pointer distribution

Motion to accept the 2023 Board goals as written by M. Lannon seconded by S. Stanton

Motion approved by unanimous consent Res 2023_04_09

Member Comments in Closing- None

Next Meeting – Tuesday May 9, 2023

Motion to recess the April 11, 2023 Board Meeting at 4:46 by M. Lannon
seconded by J. Reeves

Motion approved by unanimous consent Res 2023_04_11

Prepared by Felice Thompson
Administrative Assistant II

Dan Nordlund Corporate Secretary
Kala Point Owners' Association