

**KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD APPROVED MINUTES
Tuesday, May 09, 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:

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

Approval of the Agenda – May 09, 2023

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 May 9, 2023, Board Meeting revised Draft Agenda by D. Nordlund
seconded by J. Reeves

Motion approved by unanimous consent Res 2023_05_01

Announcements: Article submission deadline for June Kala Pointer: May 19, 2023

Approval of the April 11, 2023, Board Meeting Draft Minutes

Motion to Approve the April 11, 2023, Board Meeting Draft Minutes by D. Moses

seconded by K. Skolrud

Motion approved by unanimous consent Res 2023_05_02

Inquires and Correspondence:

4/11/23 – 5/09/23

April 2023

Joseph Reeves

5/09/23 – 6/13/23

May 2023

Kevin Skolrud

KPOA Board Correspondence April 11 to May 10, 2023

Name	Date	Subject	Addressed to	Response Date	By
Sam Force Phone Call 191 Saddletree Dr.	4/20	Emergency Tree Removal. Gave him the contact information for Geoff Genther.	Phoned me	4/20	Joseph
Anne Morisseau Email 261 Windship Dr.	4/28	Listing of roads at gate doesn't include Windship	Board	4/28 Responded and forwarded to the Grounds Committee	Joseph
Jenny Sorgenfrei	5/5	Chickens allowed in KPOA?	Board	5/5 Nope, no chickens allowed	Keith - only because he beat me to it.

Consent Calendar:

- Tree Committee New Member – LeeAnn McMillen

Motion to approve the Consent calendar by K. Titus seconded by D. Nordlund

Motion approved by unanimous consent Res 2023_05_03

General Manager – Financial & Grounds Report

Administration Office

- The issues with Board Landing page on the website have been resolved.

Clubhouse

- Pool – On 5/11/23 the heating system will be transferred from Propane to Electric Heat Pump.
- Jacuzzi will be resurfaced and painted and will be closed until possibly Friday May 12th.
- New Clubhouse Attendant – Ophelia Basham

Finance

- Pier Project update: KPOA actively in the proposal process of the pier project. Bids have been submitted for possible repair, and quotes for either a wood or aluminum replacement. This will go to the Finance Committee for their review and recommendations to the Board within the next few months.

- Approve Paving Project

Motion # Res 2023_05_03

Motion for the KPOA Board of Directors

Date: May 9, 2024

Individual making the motion: K. Skolrud

Seconded by: D. Moses

Motion :(May attach a separate page. If doing so, state such below)

Move to Approve Lakeside Industries to Overlay Pinewood Ct. and Hemlock Ct. with new Asphalt for a cost not to exceed \$90,000 from the Reserve Fund.

Voting Tally: For: 7 Against: 0 Abstain: 0

2024 Paving Project Budget

- 1. Road Repair..... \$31,944
- 2. Pinewood Court.... \$27,652
- 3. Hemlock Court..... \$34,322
- Total.....\$93,918

Voting Tally: For 7 Against 0 Abstain 0

Motion approved roll call Res 2023_05_03

- Approve New Holland Tractor Purchase

Motion # Res 2023_05_04

• Motion for the KPOA Board of Directors

- **Date:** May 9, 2023
 - **Individual making the motion:** S. Stanton
 - **Seconded by:** J. Reeves
 - **Motion :**(May attach a separate page. If doing so, state such below)
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- **Move to Approve the purchase of a 2023 New Holland WM 75 Tractor from “Brim Tractor” for an amount not to exceed \$55,000 from the Reserve Fund.**

- **Voting Tally: For: 7 Against: 0 Abstain: 0**

- **2024 Budget - \$63,199**

- **New Holland WM 75...\$59,900**
- **Trade-In Value..... \$10,500**
- **Subtotal..... \$49,400**
- **Sales Tax.....\$4,347.20**
- **Total Purchase Price... \$53,747.20**

- **Tractor Purchase under budget - \$9,452**

Voting Tally: For: 7 Against: 0 Abstain: 0

Motion approved by unanimous consent Res 2023_05_04

2023 Assessments Collection Report

561 – LHC - \$550,920 – **92.34%**

- 155 Second Half Assessment Payments Remain Outstanding

451 – Timeshare - \$117,161 – **98.90%**

- 5 Outstanding **(1,298.90)**

Storage Rental Collection Report

RV Storage rentals - \$4,227

Small Boat Rentals - \$1,438

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 – \$4,463.89**
- Equipment – Tractor, New Holland – **Budget \$63,199**
 - Total Project Cost –
- Mail site – Mailbox Gangs Replacement – **Budget \$11,694**
 - **Total Project Cost to Date – \$8,575**
- Pier – Piling Inspection & treatment – **Budget \$26,650**
 - **Total Project Cost – \$26,650**
- Clubhouse – Exterior Painting – **Budget \$10,506**
 - Discussions have begun to determine a starting date to begin work.

Grounds Report

- Clubhouse Parking lot lines, handicap markers, stop bars at the Baycliff Intersection and speed humps will be painted in the coming weeks.
- Pressure Washing will begin this month.
 - Tennis Courts 1,2,4,5, Sports Court and Lagoon Pickleball court.
- Bluff trail drainage issue has been determined to be a Kala Bluffs issue.

Safety Meeting Report

- Meeting was scheduled with the maintenance Staff to discuss safe operations with the Chipper equipment.

Old Business

1. APP XI Social Plus Committee Review – (Second Read)

Motion to Approve APP XI Social Plus as submitted by **D. Nordlund**
seconded by K. Titus

Motion approved by unanimous consent Res 2023_05_05

2. CC&R's Article IV, Chapter B, Uniform General Requirements
KPOA Attorney Mike Johns was consulted on the proposed changes and declined all changes stated. He also advised to remove the Grounds Committee from the CC&Rs. General Manager will draft a resolution for these changes to present to the Board in June.

New Business

1. 2024 Committee Budgets due by June 30.
2. Architectural Committee – Approve New Roofing Material
3. Survey results have been posted on the Board of Directors landing page at kalapoint.org
Dan Kimball prepared narrative summary of the results of the comments from the survey and this document has been posted to the Board of Directors landing page.

Motion to release the 2023 Survey results to the membership as submitted by **D. Moses**
seconded by K. Titus

Motion approved by unanimous consent Res 2023_05_06

Motion for the KPOA Board of Directors

Date: May 9, 2023

Individual making the motion: Pat Miles (Chair AC)/Board Director/AC Rep

Seconded by: D. Moses

Motion :(May attach a separate page. If doing so, state such below)

Move to substitute revised introductory Paragraph F to Appendix A – Roofing Standards, which is common to both Article III-1, New Construction and Article III-2, Modifications to Existing Homes.

Currently, Paragraph F is a list of synthetic products that require AC approval by variance to the APPs. The revised language will eliminate the need for a variance and so will add the synthetic products to the list of other “pre-approved” roofing materials in Appendix A.

CURRENT Language: *F. There are an increasing number of synthetic materials being used to create “wooden shake-like” shingles. The following are possible additions to our approved list, after testing/viewing them through variances for a resident or builder.*

NEW Language: *F. Synthetic Roofing. There are a number of lighter-weight synthetic materials being used to create “wooden shake-like” shingles. Permitted colors are medium to dark browns, greys, black.*

Motion approved by roll call Res 2023_05_07

Voting Tally: For: 5 Against:1 Abstain: 1

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 KalaPointer distributions

Member Comments in Closing

Motion to allow member comments on any topic at the beginning of the Board of Directors meeting before the approval of the agenda by D. Moses seconded by J. Reeves.

Motion approved by roll call Res 2023_05_08

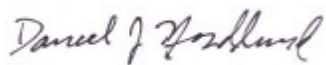
Voting Tally: For: 5 Against:1 Abstain: 1

Next Meeting – Tuesday June 13, 2023

Motion to recess the May 9, 2023 Board Meeting at 5:00 p.m. by D. Nordlund seconded by K. Titus

Motion approved by unanimous consent Res 2023_05_09

**Prepared by Felice Thompson
Administrative Assistant II**



**Dan Nordlund Corporate Secretary
Kala Point Owners' Association**