

**KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD APPROVED MINUTES
Tuesday, July 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, J. Reeves, Vice President, D. Nordlund, Secretary, K. Skolrud, CFO. Directors: S. Stanton, P. Miles, K. Titus, D. Moses on Zoom. Keith Larson, General Manager & Felice Thompson, Executive Assistant; 7 other self-identified Zoom attendees with 5 in person attendees.

Member Comments:

Wayne Scamuffa: Pier project. Phil Brodt Pier project member survey. Dale Moses rebuttal to committees, KPOA Committees are proactive not reactive. Gerry Rose supported pier project marine structural engineer.

Approval of the Agenda – July 11, 2023

Motion to Approve the July 11, 2023, Board Meeting revised Draft Agenda by D. Nordlund
seconded by K. Skolrud.

Motion approved by unanimous consent Res 2023_07_01

Call for Board of Directors comments on the agenda: Remove committee budgets from agenda; recently approved by Finance Committee

Announcements:

Article submission deadline for August Kala Pointer: July 19, 2023

Approval of the June 13, 2023, Board Meeting Draft Minutes

Motion to Approve the June 13, 2023, Board Meeting revised Draft Minutes by M. Lannon
seconded by S. Stanton

Motion approved by unanimous consent Res 2023_07_02

Inquires and Correspondence:

6/13/23 – 7/11/23
7/11/23 – 8/8/23

July 2023
August 2023

Mark Lannon
Pat Miles

KPOA Board Correspondence
13 June 2023 to 11 July 2023

Name	Date	Subject	Addressed to	Response Date	By
Doug Edelstein/Roberta Lindeman	6/21/2023	Need for Pier Project	Board and committee members	6/22/2023	Mark Lannon
John Downing	6/18/2023	Common space maintenance - north bluffs	Certif. letter to Lannon rec. 6/26/23	6/27/2023	Mark Lannon

Consent Calendar: None

General Manager – Financial & Grounds Report

Administration Office

- General Manager will be on vacation July 19 - 28

Clubhouse

- Pool decks have been painted and stenciled

Finance

- Overview of KPOA accounts

Mailbox Conversion on Pinecrest Dr.

- July 11 – USPS will place hold on all incoming mail, remove all mail from the boxes and remove the postal locks.
 - Maintenance Staff will remove the old boxes and frame in new boxes
- July 13 – USPS will install the postal locks and put back all mail.

- Paving Project scheduled for August 9-11.

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 – \$53,747**
- Mail Site – Mailbox Gangs Replacement – **Budget \$11,694**
 - **Total Project Cost – \$9,265**
- Pier – Piling Inspection & treatment – **Budget \$26,650**
 - **Total Project Cost – \$26,650**
- Clubhouse – Exterior Painting – **Budget \$10,506**
 - **Total Project Cost - \$10,225**

Grounds Report

- Clubhouse Parking lot lines, handicap markers left to be painted.
- Pressure Washing will begin as time permits.
 - Tennis Courts 1,2,4,5, Sports Court and Lagoon Pickleball court.
- All Fire Extinguishers will be serviced on July 14.
- Buoy usages are “First come, first serve basis”. Register vessel at the clubhouse facility.

Staff Meeting Report

- CPR Class scheduled for August 1 at the Clubhouse

Old Business

1. Pier Project Review

- Evergreen Wood Restoration Reinspection Results

Evergreen reported on the damage to pier early this spring. The results were challenged by a KPOA Member who hired a boatwright; his findings were the pier was sound. Evergreen at their own time and expense returned and performed a retest under the supervision of the General Manager and Mark Lannon.

Within minutes it was evident Evergreens report was an accurate description of extensive rot in the main structural beams.

- Seeking bids for a Marine Structural Engineer

In June KPOA sent out 10 requests for information to find a qualified marine structural engineer. Two companies returned our request and are qualified to perform the work. Expecting 1 or 2 more RFIs next week.

2. Board Meeting start time – Discussion

Dale Moses proposed changing the Board of Directors start time to 1:00 pm. Kim Titus proposed a start time of 5:00 pm to encourage working KPOA members to attend.

Motion to amend the start time of the Board of Director’s meeting to 5:00 pm until KPOA Annual meeting in December by K. Titus seconded by K. Skolrud

Motion denied by Roll call: 3 Yes K. Skolrud, K. Titus, M. Lannon 5 No: D. Nordlund, P. Miles, D. Moses, S. Stanton, J. Reeves. Res 2023_07_03

Motion to amend the start time of the Board of Director’s meeting to 1:00 pm until KPOA Annual meeting in December by D. Moses seconded by P. Miles

Motion denied by Roll call: 3 yes P. Miles, D. Moses, S. Stanton 5 No: K. Skolrud, K. Titus, M. Lannon, D. Nordlund, J. Reeves. Res 2023_07_04

New Business-none

1. Pedestrian Safety – Presentation

Review of the Ad hoc Pedestrian safety committee’s findings. See document link on Board of Director’s landing page. Looking for members to join new Ad hoc Pedestrian safety committee.

2. Board Member Open Seat:

- Notice put in the July KalaPointer, Gatehouse and all Bulletin Boards
- Email sent to membership on Friday, June 30

Michael Machette has submitted a letter of interest for the open seat.

3. Board Election

- Three Elected Positions
- Three-year Term beginning December 2023
- Announcements have been placed in the KalaPointer and Bulletin Boards.

Committee Reports

- 2nd Quarter Financial Reports presented in General Managers report.

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- Scott Rovanpera: Question RE: Rocks on Sailview Dr.

Executive Session:

1. Adjourn to Executive Session to discuss Personnel Wages

Motion to adjourn to Executive session to discuss Personnel wages at 4:30 pm. by M. Lannon
seconded by J. Reeves.

Motion approved by unanimous consent Res 2023_07_05

Board of Directors meeting reconvened at 5:20 pm

Motion to approve Personnel wages as submitted by K. Skolrud
seconded by K. Titus

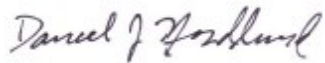
Motion approved by unanimous consent Res 2023_07_06

Motion to recess July 11, 2023 Board of Directors meeting at 5:22 pm by J. Reeves
seconded by M. Lannon

Motion approved by unanimous consent Res 2023_07_07

Next Meeting – Tuesday August 8, 2023

Prepared by Felice Thompson
Executive Assistant



Dan Nordlund, Corporate Secretary
Kala Point Owners' Association