

**KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD APPROVED MINUTES
Tuesday, September 12, 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 absent. On Zoom, D. Moses. In person: Keith Larson, General Manager & Felice Thompson, Executive Assistant; 9 other self-identified Zoom attendees with 28 in person attendees.

Member Comments:

Marlene Newman thanked Kevin Skolrud for the Budget Open House meeting. Marianne Schulte spoke about committee volunteers, Wayne Scamuffa wants a membership survey for the pier project. Members commented on CC&R references to Board of Directors appointments can be non-members, but officers must be a resident homeowner.

Call for Board of Directors comments on the agenda

Approval of the Agenda – September 12, 2023

Motion to approve the August 8, 2023, Board Meeting Draft Minutes as written by J. Reeves

seconded by P. Miles

Motion approved by unanimous consent Res 2023_09_01

Announcements:

- **2024 Budget Open House, September 16, from 1pm -3pm in the Clubhouse.**

Article submission deadline for October Kala Pointer: September 19, 2023

Approval of the August 8, 2023, Board Meeting Draft Minutes

Motion to approve the August 8, 2023, Board Meeting Draft Minutes by M. Machette

seconded by P. Miles

Motion approved by unanimous consent Res 2023_09_02

Approval of August 28, 2023 Draft Executive Session Minutes

Motion to approve the August 28, 2023 Draft Executive Session Minutes by J. Reeves

seconded by S. Stanton

Motion approved by unanimous consent Res 2023_09_03

Inquires and Correspondence:

8/8/23 – 9/12/23

August 2023

Dan Nordlund

9/12/23 – 10/10/23

September 2023

Joseph Reeves

KPOA Board Correspondence

2023/08/08 to 2023/09/12

Name	Date	Subject	Addressed to	Response Date	By
Marilyn Berry	8/9/2023	Chimacum Fire meeting zoom	KPOA Board	8/9/2023	Sue Stanton
Bruce Knott, Stephen Oxborough	8/16/2023	Dock "Project"	Mark Lannon	8/16/2023	Mark Lannon
Patsy Mathis	8/18/2023	CC&R resolution procedures for December's election	KPOA Board, Keith Larson	8/18/2023	Mark Lannon
Susie Headlee	8/22/2023	Pier Update	KPOA Board	8/22/2023	Dan Nordlund
Alisann Smookler	8/22/2023	Discontent with KPOA leadership	many	8/23/2023	Dan Nordlund
Marilyn Berry	8/27/2023	Kala Point website logon errors	GM Larson, KPOA Board		GM Larson
Marilyn Berry	8/30/2023	Kala Kalendar scheduling overlap	KPOA Board	8/30/2023	Dan Nordlund, Sue Stanton, Felice Thompson
Tacker	9/12/2023	Budget transparency	KPOA Board	9/12/2023	Mark Lannon , Dan Nordlund
Susie Headlee	8/31/2023	Personnel Issues	KPOA Board	9/1/2023	Mark Lannon

Marlene Newman	9/1/2023	Personnel Issues	KPOA Board	9/1/2023	Mark Lannon
Bruce Knott	9/1/2023	Personnel Issues	KPOA Board	9/1/2023	Mark Lannon
Karl Bach	9/3/2023	Notice of death of Harvey Peterman	KPOA Board	9/11/2023	Dan Nordlund
Barbara Reiner, Janet Kaplan, Susan Mast, Ellen Fishburn, Lyle Keller, Lyndi Radmilovich	9/4/2023	Shane	KPOA Board	9/4/2023	Mark Lannon

Consent Calendar:

Motion to Approve the following Pedestrian Safety Committee members: Geoff Genther, Phil Brodt, Scott Rovanpera, Tom McFarling, Allen Vaa, Dennis Struecker to the committee.

Motion approved by unanimous consent Res 2023_09_04

General Manager – Financial & Grounds Report

1. Resolution 2023 – 2

Resolved that any excess of membership income over expenses for the year ending December 31, 2023 shall be applied to the following year’s assessments as provided by the IRS revenue Ruling 70-604

Motion to approve Resolution 2023 – 2 Resolved that any excess of membership income over expenses for the year ending December 31, 2023, shall be applied to the following year’s assessments as provided by the IRS revenue Ruling 70-604 by M. Machette seconded by K. Skolrud

Motion approved by unanimous consent Res 2023_09_05

2. Resolution 2023 – 3

Resolved that the requirements to conduct an independent audit of the 2023 KPOA financial statements be waived.

Motion to approve Resolution 2023 – 3 Resolved that the requirements to conduct an independent audit of the 2023 KPOA financial statements be waived by K. Skolrud seconded by M. Lannon

Motion approved by unanimous consent Res 2023_09_06

Clubhouse

- Clubhouse Attendants have been experiencing an uptick with blatant disregard for the Pool & Jacuzzi Rules & Regulations.

Finance

- KPOA has received an additional Delinquent Timeshare Assessment. Four units remain unpaid totaling \$1,039.

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

- Paving project to begin September 20 – 22.
 - Patchwork on Kala Point Dr.
 - Paving Hemlock Ct. and Pinewood Ct.
 - The beach buoys are out of commission until further notice.

Staff Meeting Report

- September Meeting has been scheduled.

Old Business

1. Pier Project Review

- Received three Marine Structural Engineering Proposals for the Pier

A meeting will be held Wednesday September 13, 2023 to discuss and review the proposals for the pier project. The Pier project webpage will be updated later this week for member review.

2. CC&R's Amendments – Article 7 and 15

- Move to Amend Resolution 2023_06_05 to separate the amendments from one resolution to three resolutions for submittal to the 2023 Annual Membership Meeting Agenda.

Motion to amend Resolution 2023_06_05 to separate the amendments from one resolution to three resolutions for submittal to the 2023 Annual Membership Meeting Agenda by S. Stanton

seconded by M. Lannon

Motion approved by unanimous consent Res 2023_09_07

3. Second Read – APP XIV Strategic Planning

Motion to approve the APP XIV Strategic Planning article amendments as written by J. Reeves

seconded by M. Lannon

Motion approved by unanimous consent Res 2023_09_08

4. Pedestrian Safety

The Pedestrian Safety Committee members were approved, and Phil Brodt and Geoff Genter will co-chair the committee. Plans include research for cost effective solutions to the Kala Point Drive pedestrian safety issues.

New Business

2023 Election Process

- CC&R's and Bylaws proposed amendments.

A proposed resolution to the CC&Rs to amend the language to include all forms of delivery, mail, electronic, proxy or in person.

The KPOA Board of Directors recommends a vote to approve the Resolution #2023-7 with the following amendments to the ByLaws Article V, Section 7 and CC&Rs Section 40 and 41 Article 1 to add: or by electronic transmission to be added to the 2023 Annual Membership Meeting agenda by J. Reeves

Seconded by M. Machette

Motion approved by unanimous consent Res 2023_09_09

Motion to utilize the 2023 annual ballot vote by mail process as stated within the CC&Rs by J. Reeves

seconded by S. Stanton

Motion approved by unanimous consent Res 2023_09_10

Committee Reports on the KPOA website posted under the Board of Directors tab under September

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

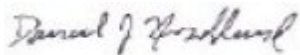
Member Comments in Closing

Motion to recess the September 12, 2023 Board of Directors meeting at 4:45 p.m. by M. Lannon
seconded by S. Stanton

Motion approved by unanimous consent Res 2023_09_11

Next Meeting – Tuesday October 10, 2023

Prepared by Felice Thompson
Executive Assistant

A handwritten signature in cursive script, appearing to read "Dan Nordlund".

Dan Nordlund, Corporate Secretary
Kala Point Owners' Association