

**KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD APPROVED
MINUTES
Tuesday, November 14, 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 (on Zoom) Directors: S. Stanton, P. Miles, K. Titus absent, D. Moses, and M. Machette., Keith Larson, General Manager & Felice Thompson Executive Assistant; 1 other self-identified Zoom attendees with 12 in person attendees.

Member Comments:

Mike Connor wanted to thank the Elections Committee for the well prepared and organized presentation of the Candidates Forum. He also wanted to thank the Social Plus committee for the enjoyable KPOA Thanksgiving event.

Dave Gooding presented historical comments concerning past Nominations and Election committee practices past and present.

Call for Board of Directors comments on the agenda

Approval of the Agenda – November 14, 2023

Motion to approve the November 14, 2023, agenda as written by D. Nordlund seconded by M. Lannon

Motion approved by unanimous consent Res. 2023_11_01

Announcements:

- Continuation of the Annual Membership on 12/13/23 at 1:00 PM
- Article submission deadline for December Kala Pointer: November 19, 2023

Approval of the October 10, 2023, Board Meeting Draft Minutes

Motion to approve the October 10, 2023 minutes as written by M. Lannon
seconded by M. Machette

Motion approved by roll call 7 yea 1 abstain Res. 2023_11_02

Inquires and Correspondence:

| | | |
|---------------------|---------------|---------------|
| 10/10/23 – 11/14/23 | October 2023 | Sue Stanton |
| 11/14/23 – 12/12/23 | November 2023 | Kevin Skolrud |

KPOA Board Correspondence
October 10 - November 13, 2023

| <u>Name</u> | <u>Date</u> | <u>Subject</u> | <u>Addressed to</u> | <u>Response Date</u> | <u>By</u> |
|-----------------|-------------|---------------------|---------------------|----------------------|-------------|
| Steve Donnelly | 10/17/2023 | Signage on Property | Board | 10/17/2023 | Sue Stanton |
| Frances Loubere | 10/28/2023 | Pedestrian Safety | Board | 10/28/2023 | Mark Lannon |
| David Gooding | 11/9/2023 | A Kinder Election | Board | 11/9/2023 | Sue Stanton |

Consent Calendar:

- The Elections Committee proposes two new members - Fred Wilson & Rebecca Carroll.
- Publication Committee proposes a new member -Whit Porter

Motion to approve the November 14, 2023, consent calendar by D. Moses
seconded by M. Lannon

Motion approved by unanimous consent Res. 2023_11_03

General Manager – Financial & Grounds Report

Administration Office

I would like to thank Candace and Felice for their excellent work in getting the Annual Meeting mailing out on time.

Clubhouse No Report

Finance Third Quarter Financials

Grounds Report

- The Sweeper Unit is now operational. However, the Tractor has developed a serious hydraulic leak that is under warranty and is being repaired by Brim Tractor. A skid steer with a sweeper attachment was rented for three days to clean the roads and cul-de-sacs.
- Snowplows & Sanding equipment testing has been delayed due to the ongoing cleanup of the roads.
- The mowing/weed eating has also been delayed until we are caught up with road clean up maintenance.
- Tree and brush removal will be scheduled along the Easement adjacent to Storage Lot A.
- A diver was hired to inspect the buoy anchors and to retrieve the loose buoy. It was determined that the lashing chain failed. There were no issues to report with the anchoring system.
- Crushed rock was placed in Storage B where a large amount of standing water was present.

- The Entrance/Exit gates were inspected, and the heaters have been turned on for the winter.
- Garbage was left at the Kala Heights Mail Station. An article has been placed in the December Kala Pointer
- A dead fir tree was removed on Sailview Dr. Two other dead trees (Madrone & Fir) at the intersection of Foxfield/Kala Point Dr will be removed in the coming weeks.

Old Business

1. **Pier Project Review** – Pacific Engineering conducted their review on October 24, 2023. Core samples were taken, and the inspection was performed. Pacific Engineering is on schedule to present their results and recommendations by December 11, 2023.

2. **Pedestrian Safety – Committee to discuss recommendations to the Board.**
Geoff Genter discussed their recommendations to the Board. ([See Board of Directors page for details](#))
These recommendations are low cost, high impact solutions to improve visibility for vehicles and pedestrians. Suggestions included adding crosswalks, and clearance and removal of common area vegetation obstructions.

A discussion review was presented on all ten of the recommendations. Upon review the Board would like the committee to gather more information for recommendation #4, #6, #8, #9.

Motion to approve the Pedestrian Safety committee recommendations #1, #3, #5, #7 as outlined in their report to the Board by M. Lannon seconded by J. Reeves

Motion to amend the Pedestrian Safety committee recommendations to include item #2 as outlined in their report to the Board by J. Reeves seconded by D. Nordlund

The Board of Directors approves the Pedestrian Safety committee recommendations #1, #2, #3, #5, #7 as outlined in their report to the Board by M. Lannon seconded by J. Reeves

Motion approved by unanimous consent Res. 2023_11_04

Pedestrian Safety Committee suggestion #10 is to make a walking path or sidewalk from the entrance gate to the admin building. This research will be ongoing and will include logistics and cost analysis. Phil Brodt will advise the Board as more information is available at future Board of Directors meetings.

Motion by the Board to approve continuing fact finding and information on the feasibility of PSC recommendation for a walking/sidewalk by M. Lannon seconded by J. Reeves

Motion approved by unanimous consent Res. 2023_11_05

3. Adopt the Board Orientation Package

Motion to adopt the Board Orientation Package as written by M. Lannon seconded by J. Reeves

Motion approved by unanimous consent Res. 2023_11_06

New Business-None

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

The Publications Committee discussed this as a reminder for Committee summaries to be brief, accurate, spell checked, and names spelled correctly.

Beginning in January 2024 the Kala Pointer will spotlight our nine committees over the course of the year to highlight their responsibilities, who is involved, and other topics to share. These will be authored by committee members and the Board of Directors reps.

A new article series will be published in 2024 for member questions of the month. Please submit these questions to yourkalapoint@kalapoint.org.

2023 Board Goals

1. New Director Orientation
 - o 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 distributions.

Member Comments in Closing none

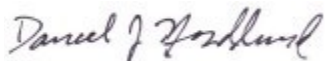
Next Meeting Annual Membership Meeting at 1:00 pm – Tuesday December 12, 2023

The Regular Board of Directors Meeting and the Organizational Meeting will be held on Wednesday, December 13, 2023, at 1:00 pm

Motion to recess the regular Board of Directors meeting at 4:45 by M. Lannon seconded by S. Stanton

Motion approved by unanimous consent Res. 2023_11_07

**Prepared by Felice Thompson
Executive Assistant**



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