

**KALA POINT OWNERS’
ASSOCIATION REGULAR BOARD
APPROVED MINUTES
Tuesday, January 9, 2024 @ 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: J. Reeves, President, M. Lannon, Vice President, Sue Stanton Secretary. Directors: D. Kimball, P. Miles, M. Berry, D. Moses, and B. Goldstein., Keith Larson, General Manager & Felice Thompson Executive Assistant; 12 other self-identified Zoom attendees with 10 in person attendees. Absent: K. Skolrud, CFO.

Member Comments:

G. Genter inquired if the audience could ask Kyle Bozick questions pertaining to the KPOA pier project. J. Reeves, President responded yes.

M. Connor suggested a reserve study and procedure review be a goal for the Board. GM referred to the reserve study conducted in September 2022.

Call for Board of Directors comments on the agenda: None.

Approval of the Agenda – January 9, 2024

Motion to approve the January 9, 2024, agenda as written by D. Kimball seconded by D. Moses.

Motion approved by unanimous consent Res. 2024_01_01

Article submission deadline for February Kala Pointer: January 19, 2024

Approval of the December 13, 2023, Board Organizational Meeting Draft Minutes

Motion to approve the December 13, 2023, Board Organizational Meeting Draft Minutes as written by M. Lannon seconded by D. Kimball.

Motion approved by unanimous consent Res. 2024_01_02

Inquires and Correspondence:

12/13/23-1/8/24	December 2023	Dan Kimball
1/9/24 – 2/13/24	January 2024	Mark Lannon

<u>Name</u>	<u>Date</u>	<u>Subject</u>	<u>Addressed to</u>	<u>Response Date</u>	<u>By</u>
KPOA Member Name	Date of Email	Brief Description of Subject Matter	KPOA Board	Date of Response	Board Member Responding
Kathy Craig	12/24/2023	Closure of the Club House Over Christmas	KPOA Board	1/5/2024	GM
Kathy Craig	1/6/2024	Response to GM answer	KPOA Board	1/6/2024	Kimball
Patsy Mathys	1/6/2024	Board meeting times	KPOA Board	1/6/2024	Reeves
Patsy Mathys	1/6/2024	Board meeting times	KPOA Board	1/7/2024	Kimball
Mike Connor	1/7/2024	Increasing Reserve funding	KPOA Board	1/7/2024	Kimball

Announcements: Kyle Bozick, Pacific Engineering will discuss the Pier assessment report at 4:00 pm via Zoom.

Consent Calendar: Elections Committee recommends New Member – Geoff Genter

Motion to approve the consent calendar and approve G. Genter to the Elections Committee by M. Berry seconded by S.Stanton

Motion approved by unanimous consent Res. 2024_01_03

General Manager – Financial & Grounds Report

Administration Office

Admin staff will be enrolled in two separate Excel classes over the next several months. 2024 Board officers' signature requirements near completion.

Clubhouse

Connie Morgensen has been enrolled in a Certified Pool Operators Course.
Clubhouse spa currently closed for electrical repair.

Finance

2024 Assessments Collection Report

561 – LHC - \$263,219 – **39.57%**

451 – Timeshare - \$82,794 – **68.20%**

Total - \$346,013 – 43.99%

Recommend Board approval for the replacement of the Pool Boiler & Propane Water Heater. A formal motion has been sent to the BOD for this meeting.

2024 Reserve Projects

- Road Repairs – **Budget \$41,769**
 - Total Project Cost –
- Pool – Propane Boiler Heater – **Budget \$35,875**
 - Total Project Cost –
- CH – Doors, Main Entrance – **Budget \$7,431**
 - Total Project Cost –
- CH – Propane Water Heater – **Budget \$10,849**
 - Total Project Cost –
- CH – Security Surveillance System – **Budget \$11,826**
 - Total Project Cost –
- Admin Garage Doors – Roll Up, Sectional – **Budget \$6,284**
 - Total Project Cost to Date –
- Admin Bldg. – Exterior Painting – **Budget \$10,763**
 - **Total Project Cost –**

Grounds Report

- Brush trimming along storage lot perimeters.
- Brush trimming will begin at most intersections and other areas that pose a safe line of sight hazard.
- Overhead branches along the road right of ways has begun and will continue in the coming weeks.

Safety Meeting Report

- Meeting is scheduled with the maintenance Staff to discuss safe operations for operating the Snowplow & Sanding Units. We are expecting potential snow in the coming days.

Motion for the KPOA Board of Directors

Date: January 9, 2023

Individual making the motion: S. Stanton

Seconded by: M. Lannon

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

Recommend approving Swift Plumbing & Heating Inc. to replace the Propane Boiler and Propane Water Heater for an expense not to exceed \$46,724 from the Reserves Fund.

Discussion:

- Indoor Raypak PHPS-94 Pool Boiler – 400,000 (BTU)
- Indoor NPE-240 A2T Tankless Water Heater – 13,300-199,900 (BTU/H)
- Additional cost for electrician to install wiring. A permit may be required prior to work.
- Roof flashing installation for the 4’ venting – KPOA staff will perform this work.

Propane Boiler & Water Heater - \$41,635.83

Electrician and Miscellaneous Work - \$5,088

The current equipment was originally installed in 1994.

Companies solicited for Bids

Heat Pro Boilers & Radiant

Bishop Propane

Sunshine Propane

Dave’s Heating

Ben’s Heating

Advanced Heating & Cooling

Motion approved by roll call: For: 7; Against: 1; Abstain: 0; Absent 1 Res. 2024_01_04

Old Business

1. Pier Project Review – Pacific Engineering

Kyle Bozak attended the meeting via Zoom to summarize the work Pacific Engineering has accomplished to this point and answer any questions the Board of Directors and the members of the community had regarding the pier project. For more information visit the Board of Directors page at kpoa.org under archive recordings.

2. Pedestrian Safety -Update/Status

PUD will be contacted to review right-of-way conflict in regard to finding suitable areas for walkways in Kala Point. Research and discovery will be ongoing and will be reported at the next Board of Directors meeting. M. Lannon referenced the Pedestrian Safety Committee recommendations to the Board, dated November 6, 2023, to continue to gather information

on items #4, #6, #8, and #9.

3. GM announced that high visibility vests are available at the administrative office at no charge to members.
4. Board of Director meeting start times.

Motion to maintain the Board of Director's meeting time to 3:00 pm by M. Lannon
seconded by J. Reeves.

Motion approved by unanimous consent Res. 2024_01_5

New Business

1. Standardizing APP formatting

Discussion on the types of formatting to be changed, i.e. policy and procedure along with standardized formatting for all APPs. Also adding a table of contents so members can find specific topics more readily.

Motion to appoint an ad-hoc committee to make recommendations to the Board concerning the formatting of APPs by J. Reeves seconded by M. Lannon.

Motion approved by unanimous consent. Res. 2024_01_06

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

Marilyn Berry announced Social Plus is sponsoring a Polar Dip once a week through the month of January. Discussion on KPOA's liability for person's safety were raised. Board asked the General Manager to consult with KPOA attorney concerning the liability of the association for this event.

Dale Moses, representing the Publications Committee, discussed a new feature in the Kala Pointer entitled "Committee Closeup". This series will feature all the different KPOA committees beginning with a spotlight on the Publications Committee in February. Articles will offer an in-depth look at each committee's goals and responsibilities. Member questions and suggestions are encouraged.

Elections process review will be conducted by the Project Study Committee developing an ad-hoc committee to research past and present elections processes.

Motion to approve the Project Study committee to develop an ad-hoc committee to review the process of past elections with the intent to improve the process of the KPOA elections for the future by J. Reeves seconded by D. Kimball.

Motion approved by unanimous consent. Res. 2024_01_07

2024 Proposed Board Goals

1. Maintain two-hour meetings.

2. Review election process and procedures
3. D. Moses suggested continuing the goal to increase email list and Kala Pointer distributions.

Member Comments in Closing

J. Weller commented on the elections process.

Next Meeting – Tuesday February 13, 2024

Motion to adjourn the regular Board of Directors meeting at 5:10 by D. Kimball
seconded by M. Berry

Motion approved by unanimous consent Res. 2023_01_08

Prepared by Felice Thompson
Executive Assistant



Sue Stanton, Corporate Secretary

Kala Point Owners' Association