

Kala Pointer

A MONTHLY PUBLICATION OF THE KALA POINT OWNERS ASSOCIATION

April 2024



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From the Desk of KPOA President

[Joseph Reeves](#), Board President

There's a lot going on in Kala Point this spring. I think of it as pier, paths and pool. In February the Board authorized Pacific Engineering to develop a design plan for repairs to the pier. This is necessary for a couple of reasons. First, while we have been given an estimate of approximately \$35,000 to fix the pier, the design plan will help the contractor know what needs to be done and determine material. The plan would also be used during the permitting process, which could take more than two years. The Board has not determined what to do with the pier. That will come after we have community input. We've learned that to dismantle the pier would cost over \$90,000. Both options require permits. A year ago we were afraid of costs amounting to hundreds of thousands for repairs, so these numbers are a lot more tolerable.

Pathways along Kala Point Drive are being considered by the Pedestrian Safety Committee from Kala Heights to Lot B and the Administration Building. Also in the works is an effort by Phil Brodt to scope out the possibility of a paved bicycle/walking path from the gate to Kala Heights Drive. The former will be done by our maintenance crew who will be clearing overhead branches along the route. The latter would require excavation and grading before any hard surface was applied. Phil will be scheduling a community meeting or town hall to provide information about the project this spring.

There is also interest by the Pedestrian Safety Committee to outline "trails" that avoid Kala Point Drive and have different levels of effort required. A map showing these trails would connect less used streets and existing dirt pathways. We recommend that if you walk on our streets, visit the office for a free high visibility vest.

And then there is the pool. A new propane boiler will be installed that has greater efficiency. The indoor portion of the pool area has been refreshed in anticipation of the April opening and the sauna is back up and running. It's time to get your swimwear ready for fun and exercise.

The trees are in bloom so it must be spring. ♦



Glorious Spring Sunrise by Diane Holmes

Kala Pointer Staff

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Cover Photo: Kris Ethington

Next Newsletter Deadline:

April 19 for the
May Issue

Submit your articles to:

YourKalaPointer@kalapoint.org

[Our Letter to the Editor policy](#)

Look under section 8.

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; Bylaws; 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.

2024 Committee Chairs

Architectural [Pat Miles](#)

BMAC [Scott Love](#)

Elections [Geoff Genter](#)

Emergency Preparedness (EPC) [Mark Miller](#)

Finance [Kevin Skolrud](#)

First Aid [Terry Rose](#)

Grounds [Scott Rovanpera](#)

Internal Control [David Harrah](#)

Personnel [Joseph Reeves](#)

Project Study [Joseph Reeves](#)

Publications [Laurie Engelbeck](#)

Social Plus [Natalie Wilson](#)

Tree [Mike Harte](#)

2024 Board of Directors

Click on a name to email

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Director [Marilyn Berry](#)

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Director [Dan Kimball](#)

Director [Pat Miles](#)

Director [Dale Moses](#)

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Hard Copies and Magnification Tip

To obtain a hard copy of the *Kala Pointer*, visit the Administration Office or the Clubhouse. To view the newsletter on the Kala Point website, visit kalapoint.org/kalapointer/view-past-issues/. (You must be logged in to view.)

To increase your viewing magnification: on a Mac, click and hold "+" and "command" at the same time; on a PC, click and hold "+" and "Ctrl."

Special Notice Emails

If you are not receiving special notice emails from KPOA, please contact the

Administration staff at 360.385.0814.

Attention Email Users

Since the *Kala Pointer* is larger than most emails, Gmail and some other email services automatically cut it off at a certain point. To ensure you see the entire newsletter, click on the "View Entire Message" link if you see it at the bottom of the email.

More than 400 Kala Point Residents Read the *Kala Pointer* Every Month!



Friends don't let friends miss out on the local news!

Do you have a friend or neighbor who *doesn't* read Kala Point's newsletter? If so, please spread the news that there are three easy ways they can get connected and stay informed with what's happening in the community:

1. **Email** – To sign up call the Administration office at 360-385-0814 or email Felice at Felice@kalapoint.org
2. **Online** – Current or past issues are available under the "Kala Pointer" tab at kalapoint.org
3. **Printed Copy** – Available in limited quantities at the Clubhouse or Administration office

March Board Meeting Summary

Sue Stanton, Board Secretary

The March KPOA Board meeting was held March 12, 2024, at 3 p.m. It was a hybrid meeting held in person at the clubhouse and over Zoom.

Board members in attendance: J. Reeves, president; S. Stanton, secretary; Directors D. Kimball, P. Miles, M. Berry, D. Moses, and B. Goldstein. M. Lannon, vice president; and K. Skolrud, CFO, attended on Zoom.

Administrative staff in attendance: K. Larson, (GM); F. Thompson, executive assistant
Additional attendees: 8 in person, 11 other self-identified via Zoom

A quorum being present, the meeting was called to order.

The March 2024 agenda and the minutes of the February 13, 2024, Board meeting were approved. It was announced that the deadline for articles for the April *Kala Pointer* was March 19, 2024.

General Manager's Report

- An overview of the Corporate Transparency Act was shared with the Board. The KPOA attorney will be contacted regarding filing information required by the US Department of Treasury.

Pier Project Update

- Pacific Engineering has begun the design plan phase of the project and will provide a draft copy for review within 6-8 weeks. A barrier wall was placed at the

pier's entrance. As requested, Pacific Engineering provided an estimated demolition cost for the pier structure of \$93,000.

Clubhouse

- The sauna is back in operation.
- The indoor portion of the pool area will be closed for maintenance March 13–17.
- Roof venting has been installed and the start date for the boiler/water heater project is scheduled for March 12, 2024.

Assessment Collection Report

- The 2024 Assessment Collection Report was presented to the Board reflecting current assessments collected and outstanding balances due.

2024 Reserve Projects were reported Grounds Report

- All four drain fields have been mowed.
- Cleanup of the property after the recent windstorm has been completed.
- Two water hydrants were replaced.
- Both storage lots have been treated with Casoron 4G. (Pre-emergent)
- Moss control will be conducted on all roofs, parking areas and some cul-de-sacs as required. The Lagoon Pickleball court was pressure washed to restore safe surface conditions.
- A 15' piece of gutter was replaced on the Clubhouse building.
- More drainage work will be done in Storage Lot B and crushed rock will be placed between each recycling bin due to water buildup.

Pedestrian Safety Ad-Hoc Report

- Locations for crosswalks, line-of-sight brush clearing, and stop-bar areas were identified and discussed.
- A resident trail map was advised to help move pedestrian foot traffic off Kala Point Drive for safety reasons.
- An April town hall meeting was suggested to discuss with the membership the Pedestrian Safety Committee's safety recommendations and plans moving forward.
- Phil Brodt has been working on a proposal to develop a plan to increase the pavement area on Kala Point Drive for a walking path. He proposed meeting with a design site planner to get an estimate of costs to perform a site visit on the project. Cost and timeline to be determined in the future.

Safety/Staff Meeting Report

- Chipper operations, rider mowers operations and chainsaw operations meeting/training have been conducted with staff.

New Business

- Motion by J. Reeves, seconded by D. Kimball to establish a date for a non-compliance hearing as requested by the Architectural Committee.

Old Business

- Senate Bill 5796 – Washington Uniform Common Interest Ownership Act – 64.90. D. Kimball gave an update on Senate Bill 5796 and will be reviewing the document advising the Board of its impact on the association at the future director's meetings.
- Additional Standard Recommendations: M. Berry presented six additional APP Standard recommendations. Inclusion of the additional recommendations to the APP Standard packet was approved by motion.

- Member Communication Recommendations: D. Moses reviewed the procedure for how the Board responds to emails from members as outlined in APP II-18.
- Consent Calendar: After discussion, a motion to approve the Consent Calendar as written by roll call was approved to appoint Geoff Genther, Jani Templin-Weller, David Gooding, Bill Conklin, Marlene Newman, Pat Miles, Dale Moses, Dan Kimball, and Keith Larson to the Ad Hoc Elections Committee.

The Board's goals for 2024 are to maintain a two-hour Board meeting, standardize formatting of APPs, review the elections process, and increase membership emails and *Kala Pointer* distribution list by 10%. Committee reports are posted on the Board of Directors landing page at www.kalapoint.org and included in the monthly *Kala Pointer*.

Member comments about pedestrian head count, areas of use and time of day, and the importance of timely replies to correspondence by the Board were noted.

The main business of the March regular Board being completed, the Board adjourned until the April meeting. For more detail about the meeting, supporting documents, and a recording of the Board meeting, visit the [Board of Director's landing page](#).

Next Board meeting: April 9, 2024, 1:30 p.m., Clubhouse Main Room followed by Non-Compliance Hearing at 3:30 p.m. Clubhouse Main Room. ♦

Looking for Committee Reports?

They are located near the middle of this newsletter. Also, full minutes from each committee meeting are available under Boards and Committees on the [KPOA website](#). ♦

Letters to the Editor

Our General Manager Keith Larson

Many of you know me. I'm Felice, the executive assistant here at the Kala Point administration office. I have been working securely for close to five decades and have had a variety of job experiences and under many management styles. I am so happy to work for Kala Point and Keith Larson.



Art by [Freeik.com](#)

Keith is one of the best bosses I have ever worked with. He is supportive and understanding. Keith is someone you can count on to advocate for the best outcomes — not only for the membership, but also for the staff who support the work needed to make Kala Point run smoothly.

Keith has made a career here at Kala Point with more than 35 years of experience. As employees, if we have questions, Keith has answers. He is kind and patient. He is experienced with all aspects of the maintenance and administrative procedures.

In my opinion, I consider Keith to be an excellent general manager. I have observed so many situations where his experience has been an invaluable asset to the association; from member interactions to staff training, managing budgets, to scheduling yearly grounds

projects, and so much more. It's a big job coordinating the tasks associated with keeping this organization running smoothly.



Left to Right: Rene & Keith Larson with their grandchildren, Demsey and McCoy, and their dog Rita

Here are some expressions from the KPOA current staff members Candace Bjur, administrative assistant; grounds maintenance staff Justin Brown and Eli Amerson; and Connie Morgensen, lead Clubhouse attendant:

“Keith gives us opportunities to grow and learn. He is supportive and takes my point of view into consideration. I can go to him with any issue I am challenged with, and he really gives me the respect of listening to my concerns. He does hold me accountable, but in a kind way. Since working at Kala Point (even when I’m facing personal challenges outside of work), I look forward to coming to work and the positive energy of our workplace.” — *Candace Bjur*

“I really appreciate Keith’s flexibility when it comes to my family obligations. He is supportive, approachable, and open-minded. He really listens to what I have to say. Keith never expects more than we can do in a day. Happy to be a part of the KPOA team.” — *Justin Brown*

“We are ‘Team’ Maintenance’ and Keith is our head coach. We are happy to be working hard; and we are having a successful season. We are hoping the fans (membership) are happy too!” — *Eli Amerson*

“Keith really gets me. He gives me the freedom to get the work done and the tools and supplies to accomplish the task. I used to work two jobs but now I only work for KPOA and happy to be here.” — *Connie Morgensen*

I’m not saying he’s perfect — none of us are. But in the working world, we as employees have experienced many supervisors who did not appreciate our hard work,

and employers who made us feel inferior. It can be rare to find managers who take the time to acknowledge a job well done. If all you ever see is how something has gone wrong, that's all you will ever see.

As a unified group of KPOA employees, we are happy to be working for the members, the association, and our General Manager Keith Larson.

Submitted by Felice Thompson ♦

Something on Your Mind?

Send a letter to the editor! The easiest way to do so is by emailing yourkalapointer@kalapoint.org.

To review the submission guidelines for letters, refer to Section 8 in the [Publications Committee's APPs](#). ♦

Ask the Board

Question:

Could the Board draft an explanation of how the Board receives and responds to letters to the Board?

Question submitted by Whit Porter

Answer:

We follow procedures laid out in APP II-18. Within five days, our appointed monthly correspondent answers the letter or email saying that we have received it. That answer is copied to the whole Board. If the issue can be answered by a statement of fact, then that initial response will also provide the answer. If the question needs to be deliberated by the whole Board, then that initial response will say that and mention the date when the topic will be on the Board meeting agenda. The correspondent will send a final answer after that meeting. In some cases after the initial response is sent to all nine Board members, a consensus may be reached quickly, often through email exchanges among us to derive an answer. If so, then the correspondent will send a second response with the conclusion without the need for it to come up at a Board meeting. No matter which type of query, each month the Board reviews all correspondence received and goes over what action was taken for each item.

(FYI, these procedures were again reviewed at the Board's March 2024 Board meeting before answering this question...just to make sure we were all in synch with our procedures!)

Answer submitted by Board Member Dale Moses ♦

Get to Know Your Neighbors

Article and photo by Laurie Engelbeck

After busy careers in Washington, D.C., where they both had opportunities to see famous D.C. people, Pat Hale and Paul



**Paul Bishop and Pat Hale
Windship Drive**

Bishop were ready to retire to a quieter place, near the water with no traffic or crowds. They have enjoyed living in Kala Point for 15 years.

Paul grew up in the San Francisco Bay area and worked in San Diego and Colorado Springs as a banker and accountant before going to work with the Small Business Administration in Washington, D.C., where he enjoyed helping small businesses and communities get loans for their projects. He could see the back of the White House from his building.

Pat grew up in a military family and moved around. She worked for the Washington Post Company as an office administrator or “Jill of All Trades,” where she got to see D.C. newsmakers and foreign dignitaries coming to meet with the newspaper publisher and staff.

They met in D.C. where they were both involved in the same church, and they recently celebrated their 17th anniversary.

After her retirement, Pat was looking for a new activity and heard about raising guide dog puppies. Over the years she raised five puppies for Guiding Eyes for the Blind. Guide dogs need to have a certain temperament and not all her dogs became guide dogs, but one became a police dog and explosive detection canine. She taught the puppies basic manners, socialization, and how to follow commands.

Her current dog Gracie is a certified therapy dog and goes with Pat to *Read to Rover* at Salish Coast school where the second-grade students read to dogs. Pat loves to see the students develop the joy of reading.

Paul enjoys skeet shooting and experimenting with cooking different things. They participate in the International Dinner group at Kala Point.

Paul has a son and a daughter and two grandsons while Pat also has a son and daughter and a granddaughter. Their families are all over the country and in Australia, which gives them a good reason to travel, but no reason to choose to settle near one of their children. They chose Port Townsend for their retirement home as they like the small town, the water, and old-style downtown. They are both active at St. Paul’s Episcopal Church in Port Townsend. They enjoy helping with the community free lunch on Tuesdays.

They both enjoy traveling. Their all-time favorite trip was a safari in Africa. They saw a group of elephants, including a newborn. The adult females in the group all helped the baby along, sometimes holding him up with the adult’s trunk, while the adult male watched the humans as his group crossed the road. They saw a pride of lions up close and many giraffes and hippos. They also enjoyed trips to the Galapagos and to Iceland. They enjoy camping with their Scamp trailer. It “saved our sanity” during the COVID shutdown as they valued having a self-contained camper. Their next big trip will be a

cruise on the Mississippi River. ♦

Save the Date!

All Community Newcomers' Social

Katharine Donnelly & Vicky Miller, Social Plus

Mark your calendars now for the annual Kala Point Newcomers' social which will be held **Wednesday, May 22, from 5:30–7:30 p.m.** in the main room of the Clubhouse. This annual event, sponsored by the Social Plus Committee, is a fun opportunity for new residents who moved to Kala Point over the past year to mingle with existing residents who are eager to meet and welcome them to the community. There is no charge for the event and no reservation needed. Simply bring your own beverage and an appetizer to share.



We hope to see you there! ♦

Come to the EXPO!

Scott Rovanpera

Your Emergency Preparedness Committee is hosting our "Be Aware – Be Prepared" EXPO on **Saturday, April 13, from 12–4 p.m.** in the Kala Point Clubhouse. The EXPO is a combined event of table displays featuring emergency preparedness equipment and five 30-minute presentations. Listed below are the presentations during the 2024 EXPO:

- "The Mission of EPC and the Department of Emergency Management" by Scott Rovanpera and Willie Benz
- "Are You Ready" by Chief Black of East Jefferson Fire and Rescue
- "Communications During a Disaster" by Joe Englander
- "Stop the Bleeding" training by Dave Codier
- "Emotional First Aid Following a Disaster" by Jeana Holme

EPC will have table displays promoting emergency preparedness:

- Emergency Sanitation & Water

BE READY!

Emergency Preparedness Checklist

x

BE PREPARED FOR 2 WEEKS!

 <p>MEDICATION Medication and medical supplies. Ask your provider about an emergency supply.</p>	 <p>WATER At least 1 gallon a day per person. Consider water treatment supplies for long outages.</p>
 <p>SANITATION 2-buckets: 1 for urine, 1 for feces. Sawdust, coffee grounds, or shredded paper to cover feces. Hand sanitizer, wet wipes, or extra water for washing.</p>	 <p>FOOD Non-perishable (canned, dehydrated, dried) that doesn't need much prep. Replace every 6 to 12 months. Include manual can opener.</p>

CREATE AN EMERGENCY PLAN

 <p>HOW WILL YOU RECEIVE EMERGENCY NOTIFICATIONS?</p>	 <p>WHAT IS YOUR SHELTER PLAN?</p>	 <p>WHAT IS YOUR EVACUATION ROUTE?</p>	 <p>HOW WILL YOU COMMUNICATE WITH YOUR HOUSEHOLD?</p>
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SNOHOMISH HEALTH DISTRICT
WWW.SNOHID.ORG

Snohomish Health District
3020 Rucker Avenue, Suite 300
Everett, WA 98223

Storage

- Emergency Food Supply for People & Pets
- Kala Point Radios and Communications
- First Aid Kits for Home and Car
- Shelter, Warmth, and Power Alternatives
- Grab & Go Bags/Emergency Evacuation
- East Jefferson Fire Rescue DIY Preparedness ♦

East Jefferson Fire Rescue (EJFR) Annual Fundraiser

Scott Rovanpera

The EPC EXPO on April 13 will be the kickoff for the EPC Annual Fundraiser to purchase critical equipment for East Jefferson Fire Rescue. EJFR created "Friends of EJFR," a 501(c)(3) nonprofit to accept charitable donations for this cause.

This year, EJFR would like to purchase three (3) video laryngoscopes – one for



each EJFR ambulance. A video laryngoscope allows the EMT to intubate much quicker in the event of cardiac arrest, and thus, significantly increase the likelihood of successful CPR and resuscitation. The cost of one video laryngoscope is approximately \$2,000, so the goal of the fundraiser is to raise at least \$6,000.

The fundraiser will last from April 13 through May 13. Donations can be made by check (made out to “Friends of EJFR”) and can be dropped off at the KPOA Admin Office, the home of Jean Reed (353 Fairbreeze Dr.), or the home of Katharine Donnelly (76 Terrace Dr.). ♦

Kala Point Drive Pathway Project

Phil Brodt

The feasibility study on the proposed walking and cycle path previously discussed in the *Kala Pointer* has now identified a recommended route the pathway should take along Kala Point Drive. With the understanding that the route suggested below is only a recommendation, it is based on extensive reviews with utility companies, government agencies, contractors, including feedback from selected KPOA committee members.

As stated previously, the pathway will be located within the corridor's right-of-way (common area) and should not require any private property acquisition. Although no final decision has been made, nor any plan been approved regarding the actual route, the following recommendation is provided for the members' review.

Proposed Location:

The proposed Kala Point Drive walking and cycle path will extend northerly along the east side of Kala Point Drive (KPD) from north of the development's entry gate beginning at the northeast corner of the KPD and Foxfield Drive intersection. There will be a walking/cycle crosswalk installed across the north side of this intersection providing access to KPD's eastside path for walkers and cyclists coming from Foxfield Drive. The path will continue north on the east side of KPD up to the northeast corner of KPD and Windship Drive.

Between the path's starting point and Windship Drive, the path will cross Sailview Drive with a dedicated crosswalk. Upon reaching the northeast corner of KPD and Windship Drive, the path will cross KPD to the west side via a proposed crosswalk. Continuing northerly along the west side of KPD, the path will cross the north end of Foxfield Drive with a walking/cycle crosswalk, then continue a short distance to the northwest corner of the KPD and Trafalgar Drive intersection. Crossing KPD once again to the east side with

a provided crosswalk, the path continues northward along the east side of KPD and crosses Corbridge Place and Nantucket Place, each featuring a crosswalk.

A pedestrian bridge will be located between Corbridge and Nantucket Places to provide an elevated crossing of the drainage easement at the Bluff Trail location. Continuing in a northwesterly direction on the northeasterly side of KPD, the path crosses Baycliff Place with a crosswalk and extends along the rear side (north) of the USPS mailbox cabinets with its termination at the tennis court parking lot that fronts on Kala Heights Drive.

Recommendation: Establish all-way stop intersections on KPD at Windship and Trafalgar Drives to support the proposed crosswalks at these locations, and further encourage the reduction in vehicle traffic speeds along this stretch of KPD.

If you have questions, contact Phil Brodt
Pedestrian Safety Committee – KPD Walking Path
360.344.8052 ♦

Committee Reports

Architectural

Meeting on March 21

Submitted by Mark Lannon, Board representative

Non-Compliance

- Lot 5010
- Hearing date 4/9/24, 3:30 p.m. at the Clubhouse

New Project Submissions

- 5 Like-for-Like projects approved
- 3 other projects in process

Future and Continuing Business

- Develop Training Guide for AC members
- Periodically Contribute AC articles to *Kala Pointer*

Next meeting: April 18 at 9:30 a.m. in the Clubhouse Fireplace Room

Bluff Management

Meeting on March 7

Submitted by Pat Miles, Board representative

- 8 Tree Action Requests submitted by February 29 deadline
- All Action Requests to be reviewed by BMAC committee. Case managers and homeowners to review by requests by April 8
- Committee to review and standardize APP XV per Ad Hoc Standardization Committee
- Link to Jefferson County aerial photos of KPOA properties showing Shore Line Management (SMP) and Geo Hazard zones to be added to BMAC web page
- BMAC web page to be updated

BMAC Tree Action Timeline

- Feb.: Solicit Action Requests

- Mar.: Case managers assigned and requests reviewed with homeowners
- April: Committee solicits bids for county required studies
- May: Requestors commit to pay county fees or drop out of process
- May: KPOA commissions site-specific technical studies (Biologist, Arborist, Geologist)
- June/July: BMAC receives completed studies
- July: BMAC recommendations posted to Kala Point web page
- July: KPOA Board evaluates requests and makes decisions on actions. Posted to web.
- Aug.: Board appeals heard (if necessary)
- Sept.: Board approved requests submitted to county
- Oct./Dec: County sends decisions to KPOA admin. Requestors informed of county decisions. Homeowner actions initiated.

Next meeting: TBD

Elections

Meeting on March 7

Submitted by Pat Miles, alternate Board representative

Senate Bill 5796: Includes several election-related changes which differ from KP governing documents.

- **Certify and Validate Election Results:** Requested documents not provided to properly certify and validate 2023 election results. Discussed importance and options to validate and certify especially if using a third party such as Elections Trust.
- **EC and Elections Ad hoc Committee Overlap:** Concern that Elections Ad hoc Committee overlaps with EC. Noted inconsistency with APP-II committee roles.
- **2024 EC Goals**
 - Solidify in-house ballot counting process
 - Proceduralize recruitment process
 - Increase community involvement in election-related governance issues.

Next meeting: April 4 at 1 p.m. in the Clubhouse Fireside Room

Emergency Preparedness

Meeting on March 7

Submitted by Sue Stanton, Board representative

February 1 minutes approved as written.

- The committee discussed the need to recruit a new Block Captain for Zone 10
- A summary of the preliminary walking path project presentation, led by Phil Brodt on February 28, was shared and discussed. It was noted that an outline of the project was presented to several committees seeking feedback. Discussion surrounding the EPC committee's perspective is that people continue to be reminded to be careful on all roads, to walk against traffic and wear visible clothing.
- The EJFR (East Jefferson Fire Rescue) fundraiser will be April 13–May 13, kickoff at the EPC Expo event on April 13. EJFR has set up a nonprofit, "Friends of EJFR," to ensure donations are now tax deductible.
- There was general discussion of current plans for the April EXPO including speakers, booths, and various details. Finalization of details will be addressed at the April EPC meeting.

Next meeting: April 4 at 9:30 a.m. in the Clubhouse Fireplace Room

Finance

Meeting on March 5

Submitted by Kevin Skolrud, Board representative

- Internal Controls Committee report: Maria Mendes gave a report for the Internal Control Committee, followed by Larry McDowell's report on Account Reconciliation.
- The committee reviewed assessment collections and the January and February 2024 financial statements.
- Keith reported that removal of the pier has an estimated price tag of \$96,000.
- A summary of the tower lease history and financial impact of the recent lease modification proposal had been prepared by Kevin and was reviewed by the committee.

Next meeting: April 2 on Zoom

Grounds

Meeting on March 28

Submitted by Dale Moses, alternate Board representative

Committee Activity:

- Quarterly neighborhood inspections are continuing
- Complete pier is now closed due to severe rot on main beams
- Discussed small changes for pedestrians walking safely on Kala Point Drive
- Discussed major initiative to create walking path on Kala Point Drive
- Affirmed policy that yard debris piles are owner responsibility, not KPOA staff even though staff may be doing clean-ups after big wind storms
- Revisions to APP VII on Grounds being worked (with new format)
- RV definitions being clarified
- Commercial vehicle parking rules reviewed
- Shoulder parking rules reviewed but probably continue to be not allowed
- Revisions to signage policy reviewed
- Discussed using thermoplastic for crosswalks
- Agreed that storage of inoperative/unlicensed vehicles in storage lot may continue
- Discussed need to add more members to the committee

Next meeting: June 27 at 9 a.m. via Zoom (May meeting canceled)

Internal Control

No meeting in March.

Next meeting: TBD

Project Study (formerly Strategic Planning)

Meeting on March 5

Submitted by Sue Stanton, Board secretary

February 6 minutes were approved as amended by motion.

APP Standardization Ad Hoc Committee

- Additional standard recommendations were discussed to include: each committee and their member's role in reviewing/updating their APPs, word processing software recommendation for ease of conversion, non-committee member(s) to review content for clarity, yearly review of references that may change periodically, and inclusion of the standardization format guidelines to the Board Orientation Package.

Application of new APP Standardization to APP XIV

- The committee reviewed and discussed its APPs within the new standardization format.

Elections Review Ad Hoc Committee

- The PSC committee discussed and recognized input from guests regarding the function and prospective membership of the Elections Review Ad Hoc Committee. Emphasizing the need for collaboration, the value of past and present experiences, board representation and mutual respect between all members, a recommended membership list will be submitted to the Board for approval.

Next Meeting: April 2 at 3 p.m. in the Clubhouse Fireplace Room

Publications

Meeting on March 11

Submitted by Dale Moses, Board representative

- For the March 2024 issue of the *Kala Pointer*
 - 598 emails were sent and 64.3% were initially opened
 - A reminder email was sent five days later to those who hadn't yet opened the first email and 17.0% of recipients opened it then
 - A dozen or so copies were sent to Cablespeed emails and approximately 50 paper copies also were distributed by the KPOA office.
- We reviewed the proposed content for the April 2024 issue.
- We discussed how to increase the number of people getting the *Kala Pointer*. We would like to try to find out the number of people going directly to the KPOA web site to read the newsletter.
- We continue to welcome letters to the editor.

Next meeting: April 8 at 1:30 p.m. in the Administration Building's conference room

Social Plus

No meeting in March.

Next meeting: TBD

Tree

Meeting on March 14

Submitted by Sue Stanton, Board representative

Minutes for February 8 approved by motion.

Discussion:

- Standardization of APPs was discussed as it applies to the Tree Committee. The goal is to have a more user-friendly way to compose, publish, and read APPs.

- CCR's, Bylaws, Rules & Regs and Apps as they apply to the Tree Committee were reviewed and discussed. Committee members will submit comments and notes to S. Stanton and K. Titus to refine the governing documents for final review before presenting changes to the Board.
- Committee members reviewed a draft arborist consultation agreement to be used when homeowners and the Tree Committee share costs when an arborist is called in for consultation based on case needs.
- Guest G. Genther presented and discussed the proposal for the pedestrian walkway as it pertains to the Tree Committee. The primary goal for pedestrian safety will be educating pedestrians. The Pedestrian Safety Ad-Hoc committee hopes to hold a meeting in the Spring to discuss overall pedestrian safety concerns.
- The Tree Committee budget report was shared. 2023's expenditures were reviewed and considered as the 2024 budget items were discussed.

Next Meeting: April 11 at 9 a.m. in the Administration Building ♦

Committee Close-up - Grounds Committee

Scott Rovanpera, Grounds Committee Chair



Scott Rovanpera

Joseph Reeves

Dale Moses

Kevin Skolrud

Tom McFarling

The Grounds Committee is a “committee of the Board,” much like a standing committee. It is overseen by two to three Kala Point Owners Association (KPOA) directors and is supported by resident members who monitor Kala Point. The committee chair organizes the agenda for its monthly meetings. The committee members discuss and suggest solutions to agenda items, and the directors provide authority and decision-making. The current committee includes Directors Joseph Reeves, Kevin Skolrud, and Dale Moses, and resident members Tom McFarling and Chairperson Scott Rovanpera.

The Grounds Committee’s primary mission is to monitor the Common Areas and its amenities to ensure that the beauty, safety, and serenity are maintained for the benefit of all residents. Notice that Common Area is the focal point. The Common Area is all of the property that KPOA owns (roads, clubhouse, pool, sport courts, storage areas, mailbox kiosks, beach, pier, and more). Why does the Common Area look so good? Because your membership assessment pays for the operation and maintenance of the Common Property. The KPOA preventative maintenance and capital projects are scheduled within the Reserve Funds. Because the General Manager and his staff do such a great job maintaining Kala Point, the Grounds Committee responsibilities are fairly easy.

In addition to the Common Area, the Grounds Committee monitors, on a quarterly basis, the “care and appearance” of individually owned properties. In order to fully understand the enforcement responsibilities of our committee, we pay attention to the three governing documents for KPOA: [Master Declaration of Covenants, Conditions, and](#)

[Restrictions of Record \(CC&R\)](#); [Rules & Regulations \(R&R\)](#); and the [Administrative Policy & Procedures \(APP\)](#).

So, what are some of the concerns for the Grounds Committee? Here are a few.

PLEASE DON'T BLOW THE DEBRIS OFF YOUR LOT ONTO THE PAVEMENT. This applies to residents and any landscaping contractor you might hire. Essentially, you are littering the Common Area and the maintenance staff doesn't need the extra work.

The Grounds Committee Sign Policy provides specifications for the design, message, and placement of permanent signs within the Common Areas, including "No Parking" signs. As a reminder, a vehicle parked at the beach, sport courts, or a Fort Townsend State Park trailhead, without a proper Kala Point parking tag or windshield sticker, could be towed unless it is for a scheduled registered event.

One of the noticeable problems the Grounds Committee observes each summer is the number of RVs parked on driveways or in front of homes. KPOA rules were intended to limit the amount of time a member (or his guest) can have a recreational vehicle parked in his driveway or on the street. Thus, Kala Point does not allow parking of boats, trailers, RVs, and any commercial vehicle parked at one's home unless you can comply with these [Rules and Regulations](#). See Section II, Vehicle and Parking Regulations. Vehicle parking regulations are observed and enforced by the General Manager.

If you care about the appearance of Kala Point, please consider joining the Grounds Committee. ♦

KPOA 2024 Elections: Back to the Future

Geoff Genther, Elections Committee Chair

Did you know that KPOA's elections from 1975 through 2016 were all successfully conducted in-house with paper ballots by the Elections Committee?

Our current rules do not authorize electronic voting; nor do they require the use and cost of an outside vendor. Thus, we are using our past APPs' procedures as a starting point for our Elections Committee to develop an in-house voting plan for the 2024 Annual Meeting. This will be submitted to the KPOA Board. Members would have the choice to vote by mail, in person at the meeting, or by proxy with paper ballots.

With the effort of volunteers we potentially could save \$3,800 by tabulating votes in-house rather than hiring an outside vendor. Would you like to help our committee work up this election plan? Or would you consider volunteering to count 2024's ballots? This is an easy, short term way to be involved. If interested please contact me at 206.719.7260 or ggenther43@gmail.com. ♦

Pet or Garden Enclosures

Pat Miles, Architectural Committee Chair

To retain and protect KPOA's wooded, parklike character, the Architectural APPs include standards and policies for fencing. Whether you wish to restrict pets, contain children, or protect vegetation, small enclosures are permitted under specific conditions.

KPOA lots vary in size, terrain and some may border two or three streets, consequently fencing approved for one home/lot may not be approved for a lot of a different size,

topography, or location. Fences are not to intrude into the lot's setbacks. Visibility is *key*. That is to say, fenced enclosures should not be visible to your neighbor or from the streets.

If you anticipate that you may need an enclosure, I encourage you to review the fence standards and policies in the AC's [APP Article III-2, Modifications to Existing Homes](#), Section J – Fences and Pet Enclosures, which is on the website. Just a reminder, the AC must approve all enclosures/fencing in advance of construction. Please feel free to contact the AC if you have questions. ♦

Get Healthy in Good Company

Suzanne Eggleston

Clean and Lean is a small, informal weight-loss support group that has been meeting on a weekly basis since late January. Even in that short amount of time, members have shed pounds and are feeling better.

During a typical weekly meeting, members weigh in privately and record weight, share successes and failures with the group, discuss plans and goals for the upcoming week, and share recipes. Afterwards, we often head up to the exercise room and work out together.

Everyone is welcome to attend! We meet at 2 p.m. every Friday in the Clubhouse Fireplace Room. If you have any questions, contact [Angela George](#) or [Suzanne Eggleston](#). ♦

Thank You, Kala Point!

Cherri Mann

The Elderberries played at the Palindrome on March for a private birthday event and a good time was had by all! In lieu of gifts, Kala Point residents contributed over \$1,400 to the nonprofit "Community Build: Tiny Home on Wheels" project!

Thank you Kala Point residents for your generosity! ♦



Photo by Joe Englander



Photos by Pamela Thompson



St. Patrick's Day Happy Hour

Article and photo by Patty Kirkland

The Kala Point Social Plus Committee hosted a fun St. Patrick's Day Happy Hour on Friday, March 15 at the clubhouse. This was the first (and not the last!) Friday happy hour in quite a while, and there was plenty of green to go around as neighbors mingled and enjoyed the beautiful sunny afternoon with some lively Irish music! ♦



Social Plus Volunteers Needed

Natalie Wilson, Social Plus

Are you a person who likes to have fun? Do you enjoy meeting new friends? Do you have some fun social event ideas for our neighborhood? Maybe you are interested in assisting Social Plus committee for an event? Are you



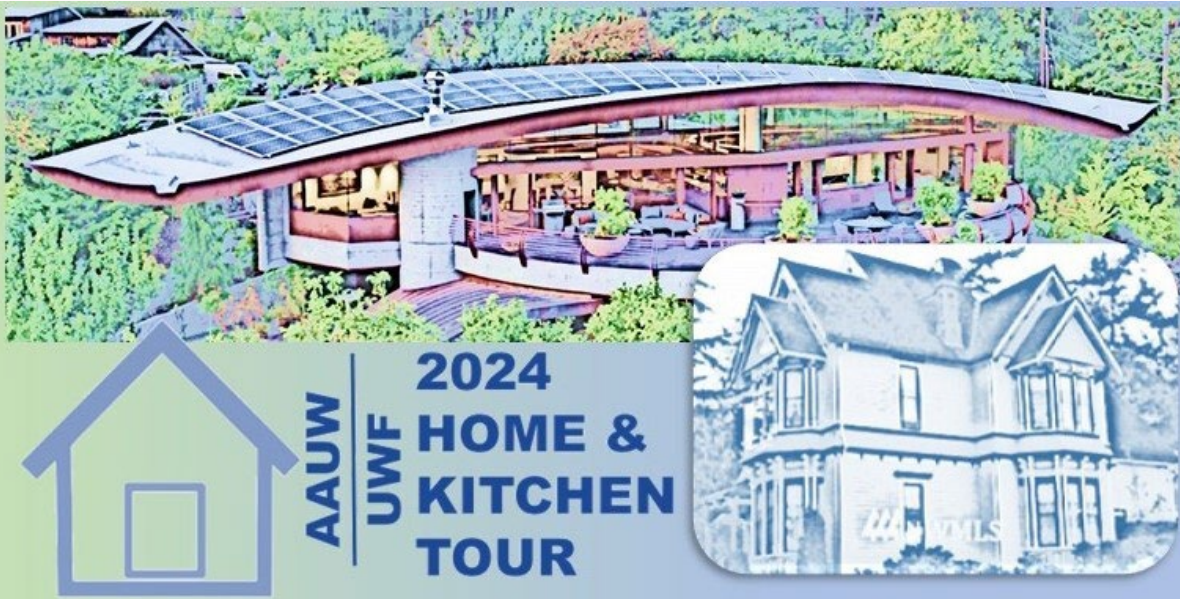
looking for a fun volunteer opportunity to serve your community? Maybe you just want to hang out with some fun folks making fun things happen in our beautiful neighborhood?

Please mark your calendar to attend the **Kala Point Social Plus Meetings for 2024** at the Kala Point Clubhouse at 1 p.m. The dates of the meetings are:

- Tuesday, April 2**
- Tuesday, June 4**
- Tuesday, September 3**
- Tuesday, November 5**

TOGETHER, **our mission is to promote FUN** social activities and events that benefit Kala Point residents and our community.

If you would like more information regarding Social Plus, please contact Natalie Wilson at Nataliecarolle@gmail.com ♦



AAUW Port Townsend Home and Kitchen Tour 2024

Making a comeback after COVID, the AAUW Port Townsend Home and Kitchen Tour will be back live and in-person on **Saturday, April 27**, and it's going to be bigger than ever. Enjoy walking through eight unique homes in Uptown for the Live Tour, and an additional seven Jefferson County houses at your leisure online throughout the week.

Here are eight good reasons to buy tickets:

1. **Stretch your legs** in Uptown Port Townsend with guests, family, or friends. Most of the homes on the Live Tour are within walking distance.
2. **Sneak a peek** inside **Windship**, a spectacular architectural landmark home on Morgan Hill with soaring rooflines and huge views.

3. **Marvel** at the rare, free-hanging staircase and the frescoes inside the **Starrett Mansion**. Pretty in pink, this Victorian beauty was recently purchased by Bayside Housing.
4. **Fall in love** with the home featured in Erica Bauermeister's book *House Lessons* and follow the author's transformative journey renovating an old house.
5. **Spark new ideas** for your own home improvements. Local experts in their fields will present a variety of live seminars, including NetZero energy, aging in place, and how you can support women in the trades.
6. **Indulge in more real estate fantasies**. Your Live Tour ticket also gives you access to an additional seven East Jefferson County homes on the Virtual Tour, available to view from April 24 to 30.
7. **Consider joining the AAUW** Port Townsend branch. Many of the 150 members will be docents at the Live Tour and can answer your questions. Membership is open to EVERYONE and **Kala Point** has a neighborhood group within the branch. AAUW's mission is to advance gender equity for women and girls through research, education, and advocacy, and it can also be a great way to make friends.
8. **Most of all, feel good!** Every ticket sold supports the educational dreams of East Jefferson County women and girls. Last year the AAUW of Port Townsend and its charitable arm, University Women's Foundation, granted over \$100,000 to local girls and women, providing support for everything from a special STEM summer camp on a college campus for middle school girls, scholarships for two- and four-year degrees, and tuition assistance for women to attend graduate and trade schools. The Home and Kitchen Tour is the major fundraiser for this support.

Tickets are available for \$35 each at PortTownsendHomeAndKitchenTour.com or at the Welcome Center at First Presbyterian Church in Port Townsend on April 27. ♦

Save the Date: Learn to Play Pickleball or Refresh Your Skills



Saturday, May 11
11-1 PM, Lagoon Courts

All ages and skill levels. We have extra paddles and balls. Sunday May 12 is our rain date. Details to follow in May Kala Pointer

Plant Sale!



The Jefferson County Master Gardener Foundation and the Food Bank Growers are joining forces this year



Trees, shrubs, hostas, perennials, colorful annuals, veggie starts, and some surprises.

Saturday, May 4, 9 a.m.–1 p.m.

Chimacum High School,
Multipurpose Room, 91 West Valley Road

Both the Master Gardener Foundation and the Food Bank Growers are 501(c)(3) charities registered in the state of Washington. This fundraiser supports Master Gardener programs, and the food bank gardens serving East Jefferson County.



JEFFERSON COUNTY
MASTER GARDENER
FOUNDATION



Cosponsor:



WSU EXTENSION
Jefferson County

Tri-Area Garden Club



Perennials

Annuals

Trees/Shrubs

Natives

Hanging Yard

Baskets Art

PLANT SALE

Saturday, May 11, 2024

9 am to 1 pm

Jefferson County Fairgrounds

Horticulture Building

4907 Landes Street, Port Townsend

YARDSALE

Save the date! The annual Kala Point Community
Wide Yard Sale will be June 1!

More information will be in the May *Kala Pointer*. If you have any questions, please
contact Diana Zinn at Kalapointyardsale@yahoo.com ♦

Looking for Things to Do in Port Townsend?

Visit enjoypt.com and ptsce.com for art, events and Port Townsend activities.

Also, please check out Kala Point resident Pamela Thompson's events and local happenings website discoverporttownsend.com. ♦



Through the Lens

*Sharing Images Depicting the Beauty of
Kala Point and Surrounding Areas*

From Winter to Spring



Snow on the Beach by Kate Lore



Snowy Log and Beach by Pamela Thompson



*Spring Has Arrived and so Have
the Bumble Bees!
by Kris Ethington*



Eagle in Morning Stillness
by Barbara Reiner



Spring Beauty by Janine Cortell



Dungeness and Mt. Baker by John Oliveira



First Beach La Push by John Oliveira



Great Blue Herons by Kris Ethington



Eagle in Flight and Skipping Heron by Pamela Thompson



Judy, the Amazing Tattooed Deer by Donna Abear



Children's mural off Pinecrest Drive brightens the neighborhood on an otherwise colorless winter's afternoon. Thanks to the talented young artists! by Susan Barrington

Send Us Your Photos!

Do you have images that showcase the character of Kala Point and Port Townsend? New images that highlight the natural setting, facilities and people of Kala Point will be featured in the *Kala Pointer* or on KPOA website. Please submit your full-resolution jpegs, one at a time, to photos@kalapoint.org by the **19th of the month**. Thank you! ♦

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7:00 PM
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portludlowperformingarts.com

This concert is underwritten by Terri Ross (in loving memory of Lanny) and Roz Greene/Gloria Russell-Baker.
This program is supported in part by the Western States Arts Federation (WESTAF) and the
National Endowment for the Arts
PLPA is a 501(c)(3)



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VOLUNTEERS NEEDED

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Jefferson County Juvenile & Family Court is in need of volunteers
 who are vested in our community and want to help
 improve outcomes for youth through the following two positions:

Guardian ad Litem (GAL)

- Advocate for local children in the foster care system
- GAL volunteers are the 'eyes & ears for the judge'
- Free initial training (Zoom)
- Ongoing support from staff
- Learn to advocate in court
- Increase the chance children in our community will have a safe & permanent home

Truancy Board Member

- Support youth who are struggling to attend school
- Free initial training
- Ongoing support from staff
- Get to know school staff, students & their families
- Attend the Community Engagement Board meetings at least once a month, up to 2.5 hours per session

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