

**KALA POINT OWNERS’
ASSOCIATION REGULAR BOARD
APPROVED MINUTES
Tuesday, April 9, 2024 @ 1:30 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; 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.

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, Vice President, K. Skolrud, CFO, S. Stanton, Secretary, Directors: D. Kimball, P. Miles, D. Moses, M. Berry, B. Goldstein. J. Reeves, President attended Zoom. Keith Larson, General Manager; 9 other self-identified Zoom attendees with 9 in person attendees.

J. Reeves, President announced resignation from the Board effective at the end of the Board meeting due to health issues.

The position of President was turned over to M. Lannon, Vice President.

Member Comments: None

Motion of Appreciation to Joseph Reeves service on the Board of Directors and for coming to this meeting. We wish him all the best by D. Moses seconded by S. Stanton

Motion approved by unanimous consent Res, 2024_04_01

Call for Board of Directors comments on the agenda

M. Berry asked to add an additional Standard Recommendation to Old Business

Approval of the Agenda – April 9, 2024

Motion to approve the April 9, 2024, agenda as amended by D. Moses seconded by P. Miles

Motion approved by unanimous consent Res. 2024_04_02

Approval of the March 12, 2024, Regular Board Meeting Draft Minutes

Motion to approve March 12, 2024, Regular Board Meeting Draft Minutes as amended by D. Moses seconded by P. Miles

Motion approved by unanimous consent Res. 2024_04_03

Inquires and Correspondence:

3/12/24 – 4/9/2024 March 2024 Bob Goldstein
4/9/24 – 5/14/24 April 2024 Pat Miles

KPOA Board Correspondence March 12, 2024 -April 8, 2024

NAME	DATE	SUBJECT	ADDRESSED TO	RESPONSE DATE	BY	ACTION
Gary Obermeyer	4/13/24	Vote on membership of the Ad-hoc Elections Committee	Board	BG 3/13/24	BG	
Sheryl Grant	3/13/24	Survey of athletic activities	Board	BG 3/13/24		Provided copy of 2023 survey
Geoff Genther	3/13/24	Request to replace Elections Committee Rep	Board	BG 3/14/24	Keith Larson	Referred to BMAC
Janice Templin Weller	3/15/24		Board	BG 3/15/24		Reported the Hot tub schedule 3/20/24
Steve Reed	3/20/24	Microphones for Board members	Board	BG 3/13/24		Deferred to April Board Meeting
Phil Brodt	3/22/24	Pedestrian walking path	Board	BG 3/13/24		Deferred to April Board Meeting
Janet Johnston	3/28/24	Floating dock	Board	BG 3/13/24		Deferred to April Board Meeting

- **Request by EC Committee to remove primary board representee.**

Motion to assign P. Miles as Board Representative and D. Moses as alternate representative to the Elections Committee by M. Berry seconded by B. Goldstein

Motion approved by roll call 7 for, 1 against, 1 abstain. Res 2024_04_04

Announcements: Article submission deadline for the May Kala Pointer: April 19, 2024

Compliance Hearing scheduled for April 9, 2024, canceled as quorum could not be established.

Consent Calendar:

- The Social Plus Committee is submitting the following names for new membership. Cheri Muller, Lansil Nithya, Pam Smith, and Patty Kirkland.

The Consent calendar was approved by unanimous consent Res. 2024_04_05

General Manager – Financial, Grounds Report, Pier Project Report, & Pedestrian Safety Updates.

Administration Office

- Storage & Small Boat rental invoicing and agreements will be mailed by May 1.
- The 12/31/2023 Tax Return is complete and has been submitted to the IRS.
- The gates will be open on Saturday, April 13, 24 to accommodate the guests for the EPC Expo.
- The Bluff Management Advisory Committee (BMAC) will be making changes to their APP to account for the management & oversight of the Stormwater Drainage System along Kala Heights Dr. Jefferson County has indicated to the BMAC Chair that they do not regulate the Stormwater Drainage Systems over the bluff.

Pier Project update:

- We are awaiting the Design Plan for the pier currently. We should receive a design plan draft to review by the end of the month.

Clubhouse

- The swimming pool opened on April 1 as scheduled.
- The pool will be closed to replace the filtration system on Tuesday, April 23. The pool reopens the next business day.

Finance

Assessment Collection – Information provided in a separate document.

Motion to approve the Asphalt Patchwork Project.

Motion to approve the Garage Door replacement at the Maintenance Facility.

Motion to approve the Painting Project for the Administration Office.

2024 Reserve Projects

- Road Repairs – **Budget \$41,769**

- o Total Project Cost –
 - Pool – Propane Boiler Heater – **Budget \$35,875**
 - o **Total Project Cost – \$33,931**
 - CH – Doors, Main Entrance – **Budget \$7,431**
- o Total Project Cost –
 - CH – Propane Water Heater – **Budget \$10,849**
 - o **Total Project Cost – \$7,705**
 - CH – Security Surveillance System – **Budget \$11,826**
- o Total Project Cost –
 - Admin Garage Doors – Roll Up, Sectional – **Budget \$6,284**
- o Total Project Cost to Date –
 - Admin Bldg. – Exterior Painting – **Budget \$10,763**
 - o **Total Project Cost –**

Grounds Report

- The mowing & weed eating season has begun.
- Moss control will be conducted on all roofs, parking areas, and some cul-de-sacs that require treatment.
- Divers replaced the chains for the buoys. The chain replacement will last for the next 7 years.

Pedestrian Safety Ad-Hoc Committee

- Established locations for Crosswalks & Stop Bars throughout property.
- Defined a proposed alternative walking path along Kala Point Dr.
- Traffic paint, reflective additive to paint, crosswalk & stop bar templates have been purchased.
- Letters were sent to the two owners on Saddletree Dr. regarding the overgrown laurel hedges.
- We are currently researching for appropriate signage along the walking path.

Safety/Staff Meeting Report

- Full Staff Meeting was held on March 21.
- Staff members participated in an online Pool & Spa Course, presented by the Jefferson County Health Department on March 26. Certificates of completion have been posted at the Clubhouse Facility.

Motion for the KPOA Board of Directors

Date: April 9, 2024

Individual making the motion: K. Skolrud

Seconded by: M. Lannon

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

~~Move to approve Olympic Garage Door to replace the two Garage Doors on the Maintenance Building for an expense not to exceed \$5,650 from the Reserve Fund.~~

Voting Tally: For: 9 Against: 0 Abstain: 0

Motion approved by unanimous consent Res. 2024_04_06

2024 Reserve Budget: \$6,284

Scope of Work:

- 10' x 9' Clopay Model 524S door – Installed
- 2' thick roll formed steel – all sections solid
- Tongue & Groove capped rails
- 1 3/8" thick polystyrene insulation – 6.6 R Value
- Steel back 24-gauge ribbed steel sections
- Standard Track & Hardware
- Color – Commercial Tan

Subtotal: \$ 5,170.00

Tax: \$ 470.47

Total: \$ 5,640.47

Motion for the KPOA Board of Directors

Date: April 9, 2024

Individual making the motion: K. Skolrud

Seconded by: M. Lannon

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

~~Move to approve Lakeside Industries to conduct 4,021 Square Feet of Asphalt~~
repairs for an expense not to exceed \$42,600 from the Reserve Fund.

Voting Tally: For: 9 Against: 0 Abstain: 0

Motion approved by unanimous consent Res. 2024_04_07

2024 Reserve Budget: \$41,769

Scope of Work:

1. Traffic Control
2. Grind and haul off 3” of Asphalt
3. Prepare areas for 3” of Hot Mix Asphalt (HMA) by Grading
Compacting Subgrade. Add additional rock if needed.
4. Furnish, place and compact 3’ of HMA Asphalt – 85 Tons

Motion for the KPOA Board of Directors

Date: April 9, 2024

Individual making the motion: P. Miles

Seconded by: M. Lannon

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

Move to approve Phillips Painting to repaint the Administration Building for an expense not to exceed \$10,700 from the Reserve Fund.

Voting Tally: For: 9 Against: 0 Abstain: 0

Motion approved by unanimous consent Res. 2024_04_08

2024 Reserve Budget: \$10,763

Scope of Work:

- Mildew treatment and power wash building
- Scrape, sand, and prime any loose paint
- Caulk as needed around windows and doors
- Tape off windows, doors, and foundation
- Cover ground with tarp to protect the ground and plants
- Spray and back brush body of building two coats
- Hand brush trim two coats
- Clean up and remove all garbage
- Bid includes all labor and materials

Subtotal: \$ 9,800.00

Tax: \$ 891.80

Total: \$10,691.80

Old Business:

1. Senate Bill 5796 – Washington Uniform Common Interest Ownership Act – 64.90
Bill signed into law March 28, 2024, effective January 2028. D. Kimball is monitoring the 2024 update to RCW 64.90
2. Additional Standardization Recommendation

Motion by M. Berry that there be a new category of documents named Forms to be created on the KPOA

website named “Forms” seconded by D. Kimball

Motion approved by roll call 7 for, 0 against, 1 abstain

Motion approved by roll call 7-0-1 Res. 2024_04_09

New Business:

Motion by M. Lannon to appoint D. Kimball as Vice President seconded by J. Reeves countered by

Motion by B. Goldstein to appoint M. Berry as Vice President seconded by K. Skolrud

**Motion approved by secret ballot to appoint D. Kimball as Vice President 6 for-3 against-0 abstain.
Res. 2024_04_10**

Committee Reports: Committee summaries are located on the KPOA Website for review.

2024 Board Goals:

1. Maintain two-hour Board Meetings
2. Standardizing formatting APPs
3. Review Election process
4. Increase the Membership & Kala Pointer distribution by 10%

Member Comments in Closing

M. Newman commended the leadership of the Publications Committee recognizing the high quality of the Kala Pointer suggesting this contributes to higher readership.

J. Reed appreciates board meetings are accessible on Zoom for those who are unable to attend in person. However, the meeting is very difficult to hear, suggesting using lapel mics.

P. Brodt asked the Board to move forward with a design analysis for the paved walking path project he is working on. He will be hosting a walking path presentation for members on April 23, 2024, in the Clubhouse.

Motion to adjourn the Board of Directors meeting at 3:42 by M. Lannon seconded by D. Moses

Motion approved by unanimous consent Res. 2024_04_11

Next Meeting – Tuesday May 14, 2024

Prepared by
Felice Thompson
Executive Assistant

Sue Stanton
Corporate Secretary
Kala Point Owners' Association