

**KALA POINT OWNERS' ASSOCIATION  
REGULAR BOARD MEETING  
DRAFT AGENDA  
Tuesday, May 14, 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; 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: D. Kimball Vice President, K. Skolrud, CFO, Directors: D. Moses, M. Berry, B. Goldstein, and P. Miles on Zoom. Keith Larson, General Manager, Felice Thompson Executive Assistant; 7 other self-identified Zoom attendees with 9 in person attendees.**

**Member Comments: None**

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

**Approval of the Agenda – May 14, 2024**

**Motion to approve the May 14, 2024 agenda as written by M. Berry  
seconded by D. Moses**

**Motion approved by unanimous consent Res. 24\_05\_01**

**Announcements:**

**Deadline for submission for Board Vacancy – May 30, 2024**

**Article submission deadline for the June Kala Pointer: May 19, 2024**

**Approval of the April 9, 2024, Regular Board Meeting Draft Minutes**

**Motion to approve April 9, 2024, Regular Board Meeting Draft Minutes as amended by K. Skolrud**  
 seconded by M. Berry

**Motion approved by unanimous consent Res.\_2024\_05\_02**

**Inquires and Correspondence:**

4/9/24 – 5/14/24                      April 2024                      Pat Miles  
 5/14/24 – 6/11/24                      May 2024                      Marilyn Berry

Name	Date	Subject	Addressed to	Response Date	By	Action
T Stewart Lot 278	April 13 (Sat)	Concerns with AC, TC, Grounds policies on foliage and tree removal; concerned about proposed hard surface walking/bike path.	KPOA Board and TC, AC, and Grounds Chairs	April 15  April 20 (AC, TC, GRDs Chairs to respond to T. Stewart and copy KPOA Brd.	P. Miles  TC-April 18 AC-April 19	PM responded to walking path concern; requested AC, TC, GND Chairs address respective comments/concerns relative to their committees – requested respond directly to T. Stewart and copy KPOA Board.
Gene & Karin Kraft Lot 36	April 16	Concerned that based upon what GM told them they purchased house, not knowing they actually owed two annual assessments for merged Lots 1 and 2 in Terrace subdivision.	KPOA Board	April 16 initial acknowledge. April 18 - Letter response by M. Lannon	M. Lannon	President addressed issue in concert with GM. Letter sent/Board copied on 4/18.
Gerry & Terry Rose Lot	April 25	Concerns about walking/cycle path	Phil Brodt and KPOA Board	April 26	P. Miles	Miles acknowledged receipt and expressed appreciation of comments and insights; replied to Rose; copied Brodt and KPOA Board
Michael Machette	April 27	Opinion on "landscape easement" as defined in original plats on KP Drive as private property and not available for	KPOA Board	May 2	P. Miles	Miles acknowledged receipt; no response necessary.

		proposed hard surface walking path.				
Phil Brodt	April 28	Phil offered his opinion of the term "landscape easement" in rebuttal to M. Machette's interpretation of the plats.	KPOA Board May 2	May 2 P. Miles	P. Miles Miles acknowledged receipt and thanked her for her insights and stated that KPOA Board is hoping for a good turnout of members interested in serving on the Board.	Miles acknowledged receipt and stated that the issue (in terms of legal interpretation) would need to be addressed as the hard walking pathway project progresses.
Mark Miller	April 30	Copy of article in PDN about disaster preparedness.	KPOA Board	May 3	P. Miles	Miles acknowledged receipt and thanked him; asked if article could be linked on the EPC landing page.
Marlene Newman	May 1	Suggested that newer residents be considered for vacant Board position.	KPOA Board	May 2	P. Miles	Miles acknowledged receipt and thanked her for her insights and stated that KPOA Board is hoping for a good turnout of members interested in serving on the Board.
Kerry Strait	May 7	Schedule Board and TH meetings later in the day or Saturdays so working members can attend.	Board Pres.	May 8	M. Lannon	President answered directly.
Kerry Strait	May 8	Ok for general business but hold a TH for important issues like pier or walking path at night or weekends.	Board Pres.	May 8	M. Lannon	President responded directly; asked Keith to add as agenda item to Board meeting.

(23 Letters) Karen Orosz; Whit Porter; Pam Thompson; Cheri/John Muller; Dave Sweat; Lynn Hisey; Tom Twiford; Rich/Judy Munden; Nancy Stevens; Terri Fess; Pam/Charlie Hicks, Jay Garthwaite; Mary Althoff, Barry & Linda Birch; Tom Clark; Diane Holmes; Bruce Miller & Ryan Seacrest; Fred Flanzer; Terry Rose; Kate Cope; Judy Charbonneau;	May 9-10-11-12-13	Oppose pedestrian safety measures for a variety of reasons - aesthetics, cost, necessity, etc. Some insisted that membership should have a say – apparently not clear that this is not a done deal, but TH was to publicize initiative and gather feedback; others said not enough publicity-came as a surprise.	KPOA Board	May 10-11-12-13	P. Miles	Miles responded – Acknowledged each letter with thank you for comments/insights; noted that Board is making time available at the June Board meeting for member discussion.
Michael Kubec; Joe Braun.						Miles responded – Acknowledged each letter with thank you for comments/insights; noted that Board is making time available at the June Board meeting for member discussion.

**Consent Calendar:**

- The Grounds Committee is submitting to the Board of Director, Tim Knighton for new membership.
- The Tree Committee is submitting to the Board of Directors, Donna Abear & Mike Conner, for new membership.

**The Consent calendar was approved by unanimous consent Res. 2024\_05\_03**

**General Manager:**

**Administration Office**

- Shred Day has been set for **Friday, May 31 from 10:00 am – 1:00 pm** at the Administration Office. If you cannot make that date, you can drop off your shred on May 29 -30 in the Maintenance Facility building.
- Lakeside Industries will be onsite for the asphalt paving repairs on May 23. An email will be sent to the membership along with a notice on the kiosk.

**Pier Project update:**

- KPOA has received the draft design plan for the pier. The subcommittee is currently reviewing the plan.

**Clubhouse**

The Staff will be focusing on the landscaping for the next several weeks.

### Finance

First Quarter Financial Reports

#### 2024 Reserve Projects

- Road Repairs – **Budget \$41,769**
  - Total Project Cost –
- Pool – Propane Boiler Heater – **Budget \$35,875**
  - **Total Project Cost – \$34,783**
- CH – Doors, Main Entrance – **Budget \$7,431**
  - Total Project Cost –
- CH – Propane Water Heater – **Budget \$10,849**
  - **Total Project Cost – \$7,705**
- CH – Security Surveillance System – **Budget \$11,826**
  - Total Project Cost –
- Admin Garage Doors – Roll Up, Sectional – **Budget \$6,284**
  - **Total Project Cost to Date – \$5,640.47**
- Admin Bldg. – Exterior Painting – **Budget \$10,763**
  - **Total Project Cost –**

### Grounds Report

Mowing & weed eating will be a constant for the next couple of months.

TC 1-2 have been pressure washed.

The Sports Court and possibly TC 4-5 will be done the week of May 13.

### Pedestrian Safety Ad-Hoc Committee

The Safety Committee had a Townhall on May 8, to discuss vehicular and pedestrian safety awareness. The committee also shared with the audience a map outlining alternative walking areas and proposed crosswalks & stop bars.

### Speed Trailer

Received an email from Deputy Radford on 5/10 informing KPOA that the Sheriff's Office has received replacement parts for the Speed Trailer. KPOA will be notified when repairs are complete and ready for deployment.

### Safety/Staff Meeting Report

Staff members participated in a CPR class on May 6.

Safety Meeting was held on April 10 to review Fall Protection Harness.

### Old Business:

- American Tower Verizon Lease Amendments Update  
American Tower has a counteroffer to approve a 15% profit share but wants to establish a bigger footprint on KPOA property to increase the tower area.
- Pier Project Report update: Draft Design Plan  
Pacific Engineering has submitted the design plan to KPOA. It is now in the review stage with the pier review ad-hoc committee to make recommendations to the Board.
- Pedestrian Safety Update  
Based on the Townhall meeting responses at the Clubhouse in early May, the board has decided to

postpone any changes at this time. The Pedestrian safety committee has been retired. At the November Board of Directors meeting the Board approved to proceed with removing any vegetation which has encroached on the common area and regularly trim vegetation that causes prolonged shadow on Kala Point Drive and over hanging branches. Line of sight distance has been performed to determine car and pedestrian visibility.

**Motion to put on hold the Pedestrian safety recommendation #2 implementing crosswalks and stop bars until after the June 11, 2024, Board of Directors meeting by D. Kimball** seconded by B. Goldstein

**Motion approved by unanimous consent Res. 2024\_05\_03**

**Motion to task the Project Study Committee to create a member survey in crosswalks and walking paths by D. Moses** seconded by M. Berry

**Motion approved by roll call 6-1-2 Res. 2024\_05\_04**

**New Business:**

- Social Plus Committee: APP XI Review – First Read  
Proceed to second read at the June Board meeting.
- APP I Compliance & Appeals Review – First Read  
One modification to APP I to change when a Board representative is on a standing committee, they recuse themselves due to conflict of interest when voting on compliance and appeals reviews.
- Project Study Committee APP XIV Review – First Read  
Proceed to second read at the June Board meeting.
- Future Townhall Meetings – When to have them to meet the memberships’ needs.  
The proposed change in times to offer more opportunities for working members to attend, such as weekends, nights and off hours.
- Memorial Tree for Joseph Reeves  
  
Ask Joseph’s wife her thoughts on the type of tree to choose.

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

- Grounds Committee: Board Representative Replacement.  
Deferred to June.
- BMAC – Board Alternate Replacement.  
Deferred to June
- Finance Committee: Mark Lannon moved to Board Representative and Dan Kimball assigned as the Board Alternate.

**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:**

Marlene Newman

**Motion to adjourn the Board of Directors meeting at 4:55 by M. Berry** seconded by D. Moses

**Motion approved by unanimous consent Res. 2024\_05\_04**

**Next Meeting** – Tuesday June 11, 2024

Prepared by  
Felice Thompson  
Executive Assistant

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