

**KALA POINT OWNERS' ASSOCIATION  
REGULAR BOARD MEETING  
APPROVED MINUTES  
Tuesday, July 09, 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: M. Lannon President, K. Skolrud, CFO, Sue Stanton Secretary. Directors: M. Berry, B. Goldstein and M. Connor, D. Moses and D. Kimball on Zoom and P. Miles absent. Keith Larson, General Manager, Felice Thompson Executive Assistant; 6 other self-identified Zoom attendees with 13 in person attendees.

**Member Comments:**

P. Mathys addressed voting issues; mail in and in person and counting ballots. M. Connor requested June emails to the Board. Members of the Board asked if Dailey Computers could manage a repository for emails for the Board members' correspondence.

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

**Approval of the Agenda – July 9, 2024**

**Motion to approve the July 9, 2024, Regular Board Meeting Agenda as amended**

**by M. Berry seconded by M. Connor**

**Motion approved by unanimous consent Res. 2024\_07\_01**

**Announcements:** None

**Article submission deadline for the August Kala Pointer: July 19, 2024.**

**Approval of the June 11, 2024, Regular Board Meeting Draft Minutes**

**Motion to approve the June 11, 2024, Regular Board Meeting Draft Minutes as amended**

by **M. Lannon** seconded by K. Skolrud

**Motion approved by majority vote Yes 8 No 0 Abstain 1 Res. 2024\_07\_02**

**Inquires and Correspondence:**

6/11/24 – 7/9/24

June 2024

Bob Goldstein

7/9/24 – 8/13/24

July 2024

Mark Lannon

KPOA Board Correspondence June 11 to July 9, 2024						
Name	Date	Subject	To:	Response Date	By	Actions
Meister	6/12/2024	maintenance of perimeter fence	Board	6/12/2024	BG	Referred to GM, but will follow progress and advise.
				6/13/2024	BG	Response based on GM input
	6/18/2024	ownership of fence	Corresponding member			Advised to attend BOD meeting to present his views.
	6/19/2024	Refusal to maintain fence	Board	6/19/2024	BG	Advised to attend BOD meeting with evidence of easement
	6/20/2024	Look at his tax parcel information	BG	6/20/2024		Reiterated to bring his info to the Board meeting.
Terry Rose	6/16/2024	Purchase of AEDs	Board	6/17/2024	BG	Provide cons on AED purchase to BOD
		AED Covers		6/17/2024	ML	Correction - discussion was about covers to the current AEDs
	6/22/2024	AED clarification	Board	6/22/2024	BG	Clarification on AED position
Paul Fleischman	6/16/2024	Comparison of AED and CPR	BG and ML	6/17/2024	BG	Thank you for information
	6/17/2024	Working on response to Rose letter	BG and ML	6/18/2024	BG	Thanks for keeping me posted
	6/23/2024	Reiterates his position that AEDs are a community amenity	Board and ML	6/23/2024	G	Next steps for AED?

				6/26/2024	ML	Work with GM and other to determine State guidelines
Donato and Merritt	6/18/2024	Oppositions to road painting	BG	6/18/2024	BG	Thanks for the input. Survey coming
David Fierce	6/24/2024	Pedestrian safety	Board	6/24/2024	BG	Thanks for the input. Survey coming
Jani Templin-Weller	6/25/2024	Request for copy of Lawyer opinion on legality of e-voting based on	Board	6/25/2024	BG	Asked for Board input
		on CCRs not naming it as approved method,		6/26/2024	G M	Fill out document request
	7/1/2024	Objections to ERC and PSC reports and recommendations	Board	7/1/2024	BG	Your letter helped clarify issues.
Linda Godfrey	7/4/2024	Please use paper ballots	Board	7/4/2024	ML	Using both paper and electronic ballots
Kate Cope	7/4/2024	Support paper ballots	Board	7/5/2024	BG	You get to select your voting method
Mary Althoff	7/4/2024	Supports paper ballots. Because of cost	Board	7/5/2024	BG	Most will agree
Pamela Thompson	7/5/2024	Volunteering to count ballots	Board	7/6/2024	BG	Forwarded letter to EC
Sheryl Grant	7/5/2024	Volunteering to count ballots	Board	7/6/2024	BG	Forwarded letter to EC
Ellen Fishburn	7/5/2024	Want to use paper ballots to save money	Board	7/6/2024	BG	Thanks for your opinion,
Lyle Keller	7/5/2024	Wants all voting with paper ballots	Board	7/6/2024	BG	Thanks for your opinion,
Terry Stewart	7/5/2024	Wants all voting in house	Board	7/6/2024	BG	Thanks for your opinion, we are trying to offer all the voting options required by law
Bill Davies	7/6/2024	Wants paper mail in ballots	Board	7/6/2024	BG	Paper mail in ballots will be an option

Charla Jean	7/6/2024	Wants mail in ballots	Board	7/6/2024	BG	Paper mail in ballots with be an option
Andrew Edgecombe	7/6/2024	Does not want electronic voting, too costly	Board	7/6/2024	BG	The board is aware of its fiduciary responsibility
Gene Matt	7/6/2024	Let the EC do its job	Board	7/7/2024	BG	Thanks for the input.
Charles Fauley	7/5/2024	Don't spend the money on voting. Need it elsewhere	Board	7/7/2024	BG	Thanks for the input.
Terry Stewart	7/5/2024	Defines his expertise	Board	7/7/2024	BG	Thanks for the info-
	7/5/2024	Question about the legal requirement	Board	7/7/2024	BG	Referred to Dan Kimball
Pamela Smith	7/7/2024	for paper ballots	Board	7/7/2024	BG	Thanks for the input
John Mathys	7/8/2024	For paper ballots	Board	7/7/2024	BG	The board will do it's best to accommodate all requirement
James Pate	7/8/2024	His experience on the EC	Board	7/7/2024	BG	Love hearing about firsthand experience
Roger Smith	7/7/2024	Stick with paper ballots	Board	7/7/2024	BG	Thanks for the input
Susie Gomez	7/7/2024	Willing to count votes	Board	7/8/2024	BG	Thanks for volunteering
Barry Birch	7/7/2024	Willing to count votes	Board	7/8/2024	BG	Thanks for volunteering
Janet Kaplan	7/7/2024	save money count in house	Board	7/8/2024	BG	Thanks for telling us your opinion
Laurie Engelbeck	7/7/2024	save money count in house, willing to count	Board	7/8/2024	BG	Thanks for telling us your opinion and offering to count
Patsy Mathys	7/8/2024	Summary of RCWs pertaining to electronic voting	Board	7/8/2024	BG	Appreciate the effort, will take under advisement

**Consent Calendar: None**

**General Manager: Financial & Grounds Report**

**Administration Office**

- The General Manager will be out of the office beginning July 11, 2024, and will be returning on August 5.
- Please welcome Aimee Simmons as our new Administrative Support Employee

•Astound Broadband will begin installing Fiber Optics into Kala Point to upgrade services. Project is projected to begin this month.

**Pier Project update:**

•The pier project permitting phase is underway. A payment was sent to JC for the Shoreline Exemption Permit on 7/3/24.

**Clubhouse**

- The JC Health Department conducted their annual inspection of the Pool and Clubhouse Facility and passed with no non-compliance issues to report.
- Please welcome Levi Simmons as our new Clubhouse Employee.

**Finance**

Motion to approve Double D Electric to upgrade the Clubhouse Security Surveillance System for a cost not to exceed \$9,250 from the reserve Fund.

**Motion to approve Double D Electric to upgrade the Clubhouse Security Surveillance System for a cost not to exceed \$9,250 from the reserve Fund by K. Skolrud seconded by S. Stanton**

**Motion approved by majority vote: Yes 8 No 0 Absent 1 Res. 2024\_07\_03**

**2nd Quarter Financial Report**

**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 – \$5,455.78**

•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 – \$5,640.47**

•Admin Bldg. – Exterior Painting – **Budget \$10,763**

○**Total Project Cost – \$10, 692**

**Grounds Report**

**Upcoming Projects:**

- Painting the Storage Lot lines and numbers
- Painting the Speed Humps, Entrance Area, Stop Bars at the Baycliff Intersection.
- Weed Control in both Storage Lot A-B, Tennis Courts and Clubhouse Facility
- Bark will be placed at the Gate Entrance Landscaping, Windship Dr. Planters, and Clubhouse Facility.

## **Pedestrian Safety Ad-Hoc Committee**

- No report currently.

## **Safety/Staff Meeting Report**

No meeting was held this month.

## **Old Business:**

- APP XIII - Publications Committee: Second Read

This has been deferred to the August Board of Directors meeting

## **Motion approved by unanimous consent Res. 2024\_07\_04**

## **American Tower Verizon Lease Amendment Update.**

- KPOA has reviewed the amended lease contract.

**Motion to approve the American Tower Verizon Lease as Amended by K. Skolrud**  
seconded by M. Berry

## **Motion approved by roll call Yes 6 No 0 Absent 2 Res. 2024\_07\_05**

## **New Business:**

- Elections Review Committee Final Report.

**Motion to defer discussion on the ERC final report due to unresolved conflict issues and to task the Elections Committee to resolve the conflict on voting issues no later than the August 13, 2024 regular Board meeting by M. Lannon** seconded by K. Skolrud

## **Motion approved by majority vote: Yes 6 No 0 Absent 2 Res. 2024\_07\_06**

**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 & KalaPointer distribution by 10%

## **Member Comments in Closing**

- Member suggestion for a solution to audio issues during Board meetings may be to hire a professional to address KPOA needs.
- Member comment to hold on voting issues for the 2024 election process until there is clarification of governing documents.
- Member asked for the video resolution of the proposed video surveillance system, is the voting method chosen/committed for the 2024 election and suggested the Board's opinion be posted on the website.
- Member comment referring to the cost savings of switching to one annual membership meeting and would like to save additional monies with in-house voting, adding their willingness to volunteer.

- Member voiced concern for reduced staffing at the clubhouse and pool. Is there the proper level of staffing to support safety, rules and accountability?

**Motion to recess the July 9, 2024, Regular Board of Directors meeting at 4:15 by M. Connor**

seconded by M. Berry

**Motion approved by unanimous consent Res. 2024\_07\_7**

**Next Meeting** – Tuesday August 13, 2024

Prepared by  
Felice Thompson  
Executive Assistant

Sue Stanton  
Corporate Secretary  
Kala Point Owners' Association