

**KALA POINT OWNERS' ASSOCIATION**  
**REGULAR BOARD MEETING**  
**DRAFT MINUTES**  
**Tuesday, September 10, 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, D. Kimball Vice President, K. Skolrud CFO, Sue Stanton Secretary. Directors: M. Berry, B. Goldstein, P. Miles and D. Moses. M. Connor, Absent. Keith Larson General Manager, Felice Thompson Executive Assistant; 7 other self-identified Zoom attendees with 6 in person attendees.

**Member Comments: None**

**Call for Board of Directors comments on the agenda**

D. Moses requested to add Kala Pointer distribution to the end of the agenda.

**Approval of the Agenda – September 10, 2024**

**Motion to approve the September 10, 2024, agenda as amended by M. Lannon**  
seconded by K. Skolrud.

**Motion approved by unanimous consent Res. 2024\_08\_01**

**Announcements:** Townhall Meeting – Budget Review: Saturday, September 14, @ 10am – 12pm

**Article submission deadline for the October Kala Pointer: September 19, 2024.**

**Approval of the August 13, 2024, Regular Board Meeting Draft Minutes**

**Motion to approve the August 13, 2024, Regular Board Meeting Draft Minutes as amended written by S. Stanton** seconded by M. Lannon

**Motion approved by unanimous consent Res. 2024\_08\_02**

**Inquires and Correspondence:**

9/10/24 – 10/08/24                      September 2024                      Pat Miles  
 8/13/24 – 9/10/24                      August 2024                      Mike Conner  
 KPOA Board Correspondence 8/13/2024-9/10/2024

<u>Name</u>	<u>Date</u>	<u>Subject</u>	<u>Addressed to</u>	<u>Response Date</u>	<u>By</u>	<u>Response</u>
Charla Jean	8/14/2024	Pool Safety	Board	8/15/2024	Mike Connor	Acknowledged
Gail Pruitt	8/21/2024	Kudos to Felice & Connie - Clubhouse Event	Board	8/21/2024	Mike Connor/GM	Acknowledged
Al Hunt	8/26/2024	Good Survey	Board			
Dick Schulte	8/27/2024	Pedestrian Survey	Board	8/27/2024	Mike Connor	Acknowledged
Bruce Knott	9/5/2024	Proposed Walkway	Board	9/6/2024	Mark Lannon	Acknowledged
Jean Wilcox	9/1/2024	Neighbor complaint concerning pet pig and unsightly pile of possessions in yard	Board	9/9/24	Keith Larson	Certified Letter sent to neighbor

**Consent Calendar: None**

**General Manager: Financial & Grounds Report**

**Administration Office**

I'll be meeting with a representative from the Washington Department of Fish & Wildlife on September 9 to review the pier project in regard to the Hydraulic Permitting process.

**Clubhouse**

Both wooden decks will be prepped for painting in the coming weeks.

**Finance**

2025 Draft Budget has been presented to the membership for review. A copy has been placed on the Board Landing Page of the website.

**2024 Reserve Projects**

- Road Repairs – **Budget \$41,769**
  - **Total Project Cost – 48,813.52**
- Pool – Propane Boiler Heater – **Budget \$35,875**
  - **Total Project Cost – \$34,783**

- CH – Doors, Main Entrance – **Budget \$7,431**
  - **Total Project Cost – \$5,445.78**
- 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**

- Brush clearing throughout the property is currently underway.
- Roofing replacements on some mail stations are being reviewed.
- New picnic tables were placed at the beach playground area.

**Safety/Staff Meeting Report**

A Staff Meeting is scheduled for September.

**Old Business:**

- EC new paper ballot process.

Discussion on how to proceed with the 2024 Voting process.

**Motion to approve using all paper ballot voting for the 2024 KPOA election by K. Skolrud**  
seconded by B. Goldstein

**Motion failed by roll call For 3 Against 5 Absent 1 Res. 2024\_09\_03**

- Kala Point Attorney Email – Electronic Voting

**Motion to release the KPOA Attorney’s correspondence to the Elections Committee members only by M. Lannon** seconded by S. Stanton

**Motion unanimously approved by roll call Res. 2024\_09\_04**

- Best & Final Cost Proposals for 3<sup>rd</sup> Party Election Services

Discussion on 3<sup>rd</sup> Party Election Services and costs proposals. Simply Voting did not quote all the costs associated with the hybrid ballot services. Elections Trust adjusted their quote for their services.

**Motion to approve Elections Trust Hybrid processing the 2024 KPOA voting process with the options for electronic and mail in voting by M. Lannon seconded by D. Kimball**

**Motion approved by roll call For 5 Against 3 Absent 1 Res. 2024\_09\_05**

**Action item for 2025 voting process consideration for Elections Committee to research in house voting software, update the in-house elections processes and procedures. Email Membership to solicit an expert in the community for assistance.**

- Review Survey results by S. Stanton

Initial survey distribution 1158 total invitations. Total responses: 438. Conclusions based on results 77.2% of respondents do not believe there is a pedestrian safety problem. Possible options to explore Option 1 actions with no cost to membership 85.1%. Option 2 Assessment and membership vote 14.9%.

The full survey report will be included in the October Kala Pointer Newsletter.

**Motion to approve no further action on the KPOA paved pathway based on the results of the pedestrian survey additionally the Board of Directors will support continued education, line of sight maintenance, and stop bars as needed by D. Moses seconded by M. Lannon**

**Motion approved by unanimous consent Res. 2024\_08\_06**

**New Business: None**

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

D. Moses spoke on the Kala Pointer distribution increase to 6.8 % from January figures. Reminder concerning submissions to the newsletter must be received by the 19<sup>th</sup> of each month. Suggestions to increase membership subscriptions to the Kala Pointer and email notifications.

M. Berry discussed the Social Plus meeting and asked for parking solutions for the July 4<sup>th</sup> Beach party so more members can easily participate. In addition, new administration participation procedures to ensure new residents are welcomed to the community upon arrival.

### **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**

by Phil Brodt, Geoff Genter and Marlene Newman

**Motion to recess the September 10, 2024, Regular Board of Directors meeting at 4:50 by M. Berry**  
seconded by P. Miles

**Motion approved by unanimous consent Res. 2024\_09\_07**

**Next Meeting** – Tuesday October 08, 2024

Prepared by  
Felice Thompson  
Executive Assistant

Sue Stanton  
Corporate Secretary  
Kala Point Owners' Association

DRAFT