

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

**Member Comments:**

Marlene Newman mentioned the Board Correspondence replies were obtuse and dismissive. Suggested more complete follow-up and response to the inquiries.

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

**M. Berry requested New Business be moved on the up on the agenda prior to the General Managers report.**

**Approval of the Agenda – February 13, 2024**

**Motion to approve the February 13, 2024, revised agenda as written by S. Stanton seconded by M. Lannon**

**Motion approved by unanimous consent Res. 2024\_02\_01**

**Announcements:**

1. Senate Bill 5796 – Washington Uniform Common Interest Ownership Act – 64.90.

Dan Kimball gave an overview of Senate Bill 5796 and how it is advancing through the Senate bill process. There have been several changes made and will continue to be updated until the bill passes in the legislature process. This will be addressed at the March Board meeting.

2. Bob Goldstein was appointed as Director Liaison to the Pedestrian Safety Committee.

**Article submission deadline for March Kala Pointer is February 19, 2024**

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

**Motion to approve the January 9, 2024, Regular Board Draft Minutes as written by M. Berry**  
seconded by M. Lannon

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

**Inquires and Correspondence:**

1/9/24 – 2/13/24

January 2024

Mark Lannon

2/13/24 – 3/12/24

February 2024

Sue Stanton

Name	Date	Subject	Addressed to	Response Date	By
Marlene Newman	1/10/24	Elections Process	Board	1/10/2024	Mark Lannon
Jani Templin-Weller	1/11/24	Elections Process	Board	1/12/2024	Mark Lannon
Geoff Genther	1/12/24	Elections Process	Board	1/12/2024	Mark Lannon
Michael Kubec	1/12/24	Salt on Windship	Board	1/12/2024	Mark Lannon
Cyndy Current-Bamburg	1/17/24	Driving fast	Board	1/17/2024	Mark Lannon
Jean Reed	1/18/24	Driving fast	Board	1/18/2024	Keith Larson
Charla Jean	1/31/24	Elections Process	Board	2/1/2024	Mark Lannon
Karen Gavin	2/1/24	Pier project	Board	2/1/2024	Mark Lannon
Jani Templin-Weller	2/7/24	Elections Process	Board	2/8/2024	Mark Lannon
Michael Connor	2/12/24	Walking path option	Board	2/12/2024	Mark Lannon

**Consent Calendar:**

1. The Finance Committee recommends Walt Abegglen as a new member.
2. Motion to approve APP Format Ad-Hoc Committee Membership List

- Normandie Anderson, Marilyn Berry, Rebecca Carrol, Kathy Craig, and Sheryl Grant.

**Motion to approve the items #1 and #2 on consent calendar approved by unanimous consent Res. 2024\_02\_03.**

**Elections Ad-Hoc Committee Membership List failed at this time.**

- Dale Moses, Pat Miles, Keith Larson, Dan Kimball, Geoff Genter, David Gooding, Bill Conklin, Geri Eckoff, Pam Kolacy and one Elections Committee member.

**New Business:**

1. Committee recommendations for Standardizing APP Formatting.

Marilyn Berry reviewed the APP formatting standards recommended by the Ad-Hoc committee. Also reviewed additional recommendations that will be addressed at a future date.

**Motion to adopt the Ad-Hoc recommendations for standardizing the APP formatting by M. Berry seconded by J. Reeves.**

**Motion approved by unanimous consent Res. 2024\_02\_04**

**General Manager – Financial, Grounds Report & Pedestrian Safety Update**

Administration Office

**Pier Liability Update**

- Pacific Engineering sent the Board of Directors an Assessment Memo dated January 24, 2024, outlining the conditions and limitations of the pier in its current state. Under **Pier Restrictions**, PE stated a serious liability at the entrance of the pier concerning the heavily decayed railing posts. Injuries could occur if groups of people were leaning or pushing against the handrailing's.

Due to this disclosure of liability by Pacific Engineering, the General Manager is requesting that the Board of Directors approve closing the entire pier until further notice. Please note that this memo has been provided to the membership and Board.

**Motion to approve closing the entire pier until further notice by M. Lannon seconded by P. Miles**

**Motion approved by unanimous consent Res. 2024\_02\_05**

- Astound Cable reported that they will be laying Fiberoptics from the KP Entrance to Corbridge Pl. The estimated start time is April.

Clubhouse

**Sauna update:**

- Fredrickson Electric and Double D electric were hired to troubleshoot the sauna. Two heating high-limiter switches were replaced, and a thermostat switch has been ordered. We are hopeful the sauna will be in working order in the coming weeks.

**Boiler/Water Heater Update**

- Start date for the boiler/water heater project is 3/18/24. We are looking for a roofer to install the venting prior to the project starting.

## Finance

### Fourth Quarter Financials & 2024 Assessment Collections Report

#### 2024 Reserve Projects

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

#### Grounds Report

- Brush trimming along storage lot perimeters.
- Brush trimming will begin at most intersections and other areas that pose a safe line of sight hazard.
- Overhead branched along the road right of ways has begun and will continue in the coming weeks.

#### Pedestrian Safety Ad-Hoc Committee

#### Safety/Staff Meeting Report

- No meeting has been scheduled as of this report.

#### Old Business

1. Pier Project Update:
  - The Finance Committee recommends funding from the Reserve Fund for Phase 1A – Engineering Design Plans for the Pier at a cost of \$10,000.

**Motion to approve recommendations of the Finance Committee for funding from the Reserve Fund for Phase 1A – Engineering Design Plans for the Pier at a cost of \$10,000 by K. Skolrud**  
seconded by J. Reeves

**Motion approved by roll call Yes: 7, K. Skolrud, J. Reeves, M. Lannon, S. Stanton, D. Moses, D. Kimball, Bob Goldstein. No 2: M. Berry, P. Miles Res. 2024\_02\_06**

2. Board Goal to increase the Membership Emails & Kala Pointer distribution list by 10%.

**Motion to adopt the Board Goal to increase the Membership Emails & Kala Pointer distribution list by 10% by S. Stanton** seconded by M. Lannon.

**Motion approved by roll call Yes No Abstain: 8-0-1. Yes: K. Skolrud, J. Reeves, M. Lannon, S. Stanton, P. Miles, D. Moses, D. Kimball, Bob Goldstein. Abstain: M. Berry Res. 2024\_02\_07**

**Committee Reports are posted on the Board of Directors landing page on [www.kalapoint.org](http://www.kalapoint.org)**

**2024 Board Goals:**

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

**Member Comments in Closing**

Wayne Scamuffa wanted to know the process for a member to request adding agenda items to the next Board meeting.

**Next Meeting** – Tuesday March 12, 2024

**Motion to adjourn the regular Board of Directors meeting at 5:30 by D. Kimball**  
seconded by M. Berry.

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

**Prepared by Felice Thompson**  
**Executive Assistant**



**Sue Stanton, Corporate Secretary**  
**Kala Point Owners' Association**