

KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD MEETING & BUDGET PRESENTATION
APPROVED MINUTES
Tuesday, October 08, 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: M. Lannon, President, D. Kimball, Vice President, S. Stanton, Secretary, Directors: M. Berry, B. Goldstein, D. Moses, and K. Skolrud, CFO on Zoom. P. Miles absent. Keith Larson General Manager, Felice Thompson Executive Assistant; 2 other self-identified Zoom attendees with 11 in person attendees.

Member Comments:

A member expressed concern regarding removal of a political sign without permission to enter the property.

Call for Board of Directors comments on the agenda

D. Moses requested adding the topic of how the Board of Directors selects Board Reps on committees.

Approval of the Agenda – October 08, 2024

Motion to approve the October 08, 2024 agenda as amended by M. Lannon

seconded by D. Kimball.

Motion approved by unanimous consent Res. 2024_10_01

Announcements:

M. Lannon congratulated Keith Larson, General Manager on his 37-year anniversary of service to KPOA.

Article submission deadline for the November Kala Pointer: October 19, 2024. Approval of

the September 10, 2024, Regular Board Meeting Draft Minutes

Motion to approve the September 10, 2024, Regular Board Meeting Draft Minutes as amended

by M. Berry seconded by D. Kimball

Motion approved by unanimous consent Res. 2024_10_02

Inquires and Correspondence:

10/08/24 – 11/05/24 October 2024 Dale Moses

9/10/24 – 10/08/24 September 2024 Pat Miles

KPOA Board Correspondence – September 11 – October 7, 2024

Name	Date	Subject	Addressed to	Response Date	By	Action/Response
M. Mork Lot 431	9/12/24	AC question on use of large 6' tall, welded wire crates for use as a dog pen in the yard.	Miles	9/12 only to Mork	Miles	The answer is no; AC APPs do not permit large 6' tall large black welded wire "crates" as dog pens as for sale in Costco or as used by breeders. Referred homeowners to pet enclosures section in AC APPs.
J. Oliveira Lot 7	9/23/24	Letter to CFO about reserves increase and other budget concerns.	Skolrud	N/A – See notes.	Skolrud	CFO responded to Oliveira. Connor comments/opinion to Oliveira on budget reserves with copy to Board. <i>(CFO requested written input from Board on 9/25 and FC will review all concerns and comments.)</i>
G. Koblasz Lot 293	9/27	The new lot owner on Grenville; thanked several Board members for their help before purchase and asked for contact info for newcomers.	Lannon, Kimball, Miles, Felice	9/29 copy only to Lannon, Kimball, Miles, Felice	Miles	Responded with contact info for Administrative Office.

M. Quigley Lot 146	10/1	Question about removing non-native trees.	Miles	10/5	Miles Harte	10/5 - Forwarded email to M. Harte, TC Chair, for response. 10/6 – Harte notified Miles he is out of the country and will respond as soon as he returns. Miles notified Mr. Quigley of slight delay in TC response.
D. Schneider/Lots 165-166	10/1	Concern about RV parking in Bluffs Condo community.	Dale, Pres/Condo Association, GM	10/4	Multi-response approach; Board to review	Mark asked GM for definition of RV. Dale to bring to Board for discussion - possibly remove “large” from description of RV.
S. Ninya Lot 386	10/4	AC questions about adding pathways, hot tub, outdoor bar over long period of time.	Miles	10/5	Miles	Miles as AC Chair answered questions and responded directly; did not copy Board.
A. Hunt Lot 3041	10/4	Compliments on survey participation; concerns about continued speeding on KP Drive.	KPOA Board	10/5	Miles	Acknowledged compliment and concern about speeding; assured him that Board will continue to pursue corrective actions for speeding and pedestrian safety.
K. Goldstein Lot 37	10/4	Concerned that someone stole a political sign that was nailed to a tree.	Lannon	10/4	Lannon	Explained it was removed by GM because it was improperly displayed, i.e., non-compliant with Grounds APPs for sign policy. He further explained display requirements and referenced the Ground APPs on signs.

Consent Calendar: None

General Manager: Financial & Grounds Report

Administration Office

The main Power Distribution Box was replaced in Storage Lot B. This upgrade was made to the system to meet with current Labor & Industry Codes. **Clubhouse** The pool will be closed for the season on October 16.

The clubhouse hours will change to winter hours as follows: Monday thru Friday 9am-8pm – Saturday & Sunday 1pm-8pm.

Finance

The new cameras at the clubhouse have been installed and are operational. A demonstration of camera views will be at the November 12, 2024, Board of Directors meeting.

2024 Completed 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 – \$8,973
- 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

2024 Pacific Engineering Pier	\$3,398.84	Engineering Design Plans
Expense to Date April 11, 2024		
May 29, 2024	\$5,707.08	Engineering Design Plans
July 3, 2024	\$ 844.99	Jefferson County Shoreline Exemption Permit
July 19, 2024	\$1,728.50	Pacific Engineering Permitting Services
Sept 16, 2024	\$1,310	Permitting Services – HPA and Shoreline Exemption & Army Corps
Sept 23, 2024	\$784	Filing with Jefferson County Hydraulic Permit – WDFW
Total	\$13,773.41	

Grounds Report

•Brush clearing throughout the property is currently underway. Maintenance staff will be trimming branches along the right of way using a 40' lift during the week of October 7.

Safety/Staff Meeting Report

Safety meeting is scheduled for Tractor operations and training

Old Business: None

New Business:

- **Grounds Committee seeking guidance on RV Parking Enforcement**

CC&Rs and Rules & Regulations were compared and discussed regarding storage/parking of RVs on member(s) properties and the definition of recreational vehicles.

It was noted that there is a waiting list for spaces in storage lots A & B also recognizing there are public storage options in the area.

Motion to direct the General Manager to enforce the procedure to remove RVs from member(s) properties in accordance with KPOA CC&Rs and Rules & Regulations by M. Berry
seconded by S. Stanton.

Motion approved by unanimous consent Res. 2024_10_03

- **Parking Options for July 4th Picnic(s)**

The Social Plus Committee requested parking guidelines for future events at the beach to alleviate the congestion experienced on July 4, due to multiple scheduled events. To be proactive, the General Manager will work with the committee to coordinate a solution moving forward.

- **2025 Draft Budget Review**

- 2025 Budget Income/Expense Detail, Operating Expenses and End of Year Reserve Balance was reviewed.
- 2025 Final Draft and Committee Budgets were shared and discussed.
- 2025 Package Policy Premium Comparison
 - Final payroll costs are pending due to an increase in health care premiums.
 - An estimated 37% cost increase could be a substantial increase to the payroll budget.
- 10 Year Estimated Reserves
 - 2025 reserve projects were discussed.
 - The Finance Committee recommended increasing reserve contributions by 30%.

Motion to approve the KPOA draft Budget as written by M. Lannon seconded by D. Kimball.

Motion approved by unanimous consent Res. 2024_10_04

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

A member asked; Considering the waiting list for storage space, are vehicles in Kala Point storage lots required to be licensed.

Vehicles are not required to be licensed when located in the KPOA storage lots.

Motion to recess the Regular Board Meeting & Budget Presentation at 4:35 by M. Lannon seconded by M. Berry

Motion approved by unanimous consent Res. 2024_10_05

Next Meeting – Tuesday November 12, 2024

Annual Membership Meeting: Sunday, December 8, 2024, 1:00 p.m., CH Main Room

Continuation of Annual Membership Meeting: Tuesday, December 10, 2024, 1:00 p.m., Clubhouse Main Room

Board Organization Transitional Meeting: Tuesday, December 10, 2024, immediately following the Continuation of the Annual Membership Meeting.

Prepared by
Felice Thompson
Executive Assistant

Sue Stanton

Sue Stanton
Corporate Secretary
Kala Point Owners' Association