

KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD MEETING
DRAFT MINUTES
Tuesday, November 12, 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, and K. Skolrud, CFO
Directors: M. Berry, B. Goldstein, D. Moses, P. Miles and K. Skolrud, CFO. Keith Larson
General Manager, Felice Thompson Executive Assistant; 3 self-identified Zoom attendees with
13 in person attendees.**

Member Comments: None

Call for Board of Directors comments on the agenda

S. Stanton requested adding the topic of the Boarding Orientation packet to the agenda.

Approval of the Agenda – November 12, 2024

Motion to approve the November 12, 2024, agenda as amended by M. Lannon

Motion approved by unanimous consent Res. 2024_11_01

Announcements:

- **Patricia Hennessey, Executive Director of the Jefferson County Food Bank Association, reported the results of the 2024 WAVE Food Drive.”**

Over \$25,000 and \$4,000 lbs. of food were donated, with a special thanks to Kala Point’s ongoing support resulting in over \$16,000 donated this year.

- **Karin Kraft – Ideas as to how KPOA could “Reduce the Carbon Footprint”**

The presentation addressed climate change and how its effect applies to Kala Point’s vision for the future. A list of ideas to help reduce the carbon footprint in Kala Point will be sent to the Board.

Article submission deadline for the December Kala Pointer: November 19, 2024.

Approval of the October 08, 2024, Regular Board Meeting Draft Minutes

Motion to approve the October 8, 2024 minutes as written by M. Lannon

seconded by D. Kimball

Motion approved by unanimous consent Res. 2024_11_02

Inquires and Correspondence:

| | | |
|---------------------|---------------|-------------|
| 11/12/24 – 12/10/24 | November 2024 | Sue Stanton |
| 10/08/24 – 11/12/24 | October 2024 | Dale Moses |

KPOA Board Correspondence – October 8, 2024 – November 12, 2024

| Name | Date | Subject | Addressed to | Response Date | By | Action/Response |
|--------------|----------|-----------------------------|--------------|---------------|--------|------------------------------------|
| Phil Hirschi | 10/23/24 | Looking for musical members | Board | 10/23/24 | DHM/ML | Referred to KalaPointer as article |
| Bruce Miller | 10/28/24 | Reckless driver | Board | 10/29/24 | DHM | Keith worked this with parents |

Consent Calendar: None

General Manager: Financial & Grounds Report

Administration Office

- After Hours Emergency Contact Information is now available on the KPOA Website’s Home Page.

- The KPOA voting packet & assessment invoicing is scheduled to be mailed on 11/12/24 to the membership.
- Additional communication from Pacific Engineering indicated that The Army Corps recommended a revision to the Pier Design Plan to modify the anchoring system for the 6x6 guardrail posts to the pier.
 - All Pressure Treated 6"x6" beams below the walking surface will require flashing to prevent weeping from the wood.
 - The pressure treated hand railings will be replaced with cedar wood.
 - Army Corps is requiring additional information regarding the Winch System for raising and lowering the gangway ramp. Due to this issue, Pacific Engineering has requested that KPOA move to Phase 2 Bid Services to devise a plan to present to Army Corps.

Permits Received:

- Shoreline Exemption for Jefferson County – Approved (Issued: 7/24/24)
- WA State Fish & Wildlife (HPA) Hydraulic Permit – Approved (Issued: 9/30/24)
- Building Permit from Jefferson County – (Issued 10/25/24)
- U.S. Army Corps of Engineers: Submitted (10/30/24)

Clubhouse

Board Decision to leave the Clubhouse Main Doors unlocked during regular business hours or not.

- The positive of having the doors unlocked will give the membership easier access to the facility and reduce the wear & tear on the door and locking mechanism.
- The negative of having the doors unlocked will allow anyone to enter the facility. This may not pose a problem now but could become an issue during the summer months.

Motion to approve the clubhouse doors unlocked during regular business hours by S. Stanton

Seconded by P. Miles

Motion approved by roll call: For: 4, Against: 3, Abstain: 1 Res. 2024_11_03

Finance

- Pacific Engineering – Phase 1B Permitting
- Pacific Engineering – Phase 2 Bid Services

Motion to approve Pacific Engineering to proceed with Phase 1B permitting as outlined in the scope services contract by M. Lannon seconded by D. Moses

Motion approved by unanimous consent Res. 2024_11_04

Motion to approve Pacific Engineering to begin Phase 2 Bid services for the Pier project for a cost between \$5,000 and \$7,000 as outlined in the authorization professional services. The cost will be expensed from the Reserves fund by M. Lannon seconded by M. Berry

Motion approved by unanimous consent Res. 2024_11_05

- Third Quarter Financial Reports.

Grounds Report

- Windstorm cleanup.
- Additional maintenance and testing of the snow equipment is underway.
 - Tire chains for all the vehicles will be examined and replaced if needed.

Safety/Staff Meeting Report

A Safety meeting was conducted to review the safety procedures for operating the 40' lift during the tree pruning work on Saddletree Dr.

Old Business: None

New Business:

- Selection of candidate to fill the Vacant Board Seat

Motion to approve Steve Colony to fill the vacant board position for one year by D. Moses

Seconded by P. Miles

Motion approved by unanimous consent Res. 2024_11_06

- APP I Compliance & Appeals: First Read

Send comments and suggestions to M. Lannon and M. Berry

- APP VIII Grounds Committee: First Read
- Jurisdiction of Rules and Regulations

Part II. D Firearms, Fireworks and Explosives – Jurisdiction: General Manager

Part II F Boating & Beach – Jurisdiction: General Manager

Part II I Camping – Jurisdiction: General Manager

Part II J Signs – Jurisdiction: General Manager

Send comments and suggestions to S. Rovanpera and D. Moses

- Rules & Regulations (RV Storage) – Proposed Amendments: First Read
- Rules & Regulations Amendments (Grounds Committee) First Read

Discussion of language change to current Rules and Regulations.

- RV or Large Vehicle Parking

To be determined at a future Board meeting.

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

C. Torpey would like to see a clear definition of Recreational Vehicle. She would like to see more storage lot availability.

J. Wilcox would like a reasonable definition of Recreational Vehicle and an interpretation of “customized” van as well as any policies “grandfathered” or changed retroactively.

Motion to Adjourn to Executive Session at 4:45 by M. Lannon

Motion approved by unanimous consent Res. 2024_11_07

Adjourn to Executive Session to discuss Volunteer Recognition Awards

Next Meeting – Sunday December 8, 2024, at 1:10 p.m.

Prepared by
Felice Thompson
Executive Assistant

Sue Stanton
Corporate Secretary
Kala Point Owners' Association