

DRAFT MINUTES
KALA POINT OWNERS' ASSOCIATION
ANNUAL MEMBERSHIP & BUDGET RATIFICATION MEETING
Sunday, December 08, 2024 @ 1:00 PM (Clubhouse & Zoom)

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.

Call Meeting to Order – President, Mark Lannon

Establish a Quorum of the Members:

- Geoff Genter, Elections Committee Chair

Credentials Report, Geoff Genter, Elections Committee Chair

- Last call for Proxies
- Last call for Ballots
- Election closes at 1:10pm

Minutes:

Approval of the December 12, 2023, Annual Membership Meeting Minutes

Motion to approve the December 12, 2023, Annual Membership Meeting Minutes by S. Rovanpera
seconded by G. Genter

Introductions:

- **Board Candidates:** John Oliveira, Brian Roach, Wayne Scamuffa, Eileen Svoboda
- **Current Board of Directors:** Mark Lannon, Dan Kimball, Kevin Skolrud, Pat Miles, Marilyn Berry, Bob Goldstein, Dale Moses, Sue Stanton and Steve Colony.

Annual Reports

- President – Mark Lannon
- General Manager – Keith Larson 2024 Annual report

Overview of operating and reserves expenditures for KPOA in 2024. Update on the Beach pier project and expenditures to date. American Tower lease agreement with KPOA. Maintenance equipment updates. Emergency contacts for common area issues are listed on the home page of kalapoint.org. Photos of the KPOA staff.

Farewell to the Outgoing Directors

- Mark Lannon - President
- Pat Miles – Board Director
- Dale Moses – Board Director

Certificate of Achievement:

- Mark Lannon – Board President
- Joseph Reeves – Board President
- Pat Miles – Board Director
- Dale Moses – Board Director
- Sue Stanton – Board Secretary
- Mike Connor – Board Director
- Geoff Genter – Chair of Elections Review Ad Hoc Committee & Chair of the Pedestrian Safety Committee.
- Patti Biazzo – Co-Chair of the Social Plus Committee
- Char Quant - Co-Chair of the Social Plus Committee

Letter of Appreciation:

- Julie Arnestad – Tree Committee
- Janet Polley – Architectural Committee
- Tom McFarlane – Grounds Committee
- Wolfgang Werner – Internal Control Committee

New Business: None

Call the Continuation of the Annual Membership Meeting to order.

Elections Results – Geoff Genter Election Committee Chair

- 2024 Election Results

2025 - 2027 Board of Directors Vote Count	Total Votes Received	339	56.41%
John Oliveira 239	Resolution 2024 - 1 2025 Budget Vote		
Brian Roach 280	YES 318	93.81%	Passed 335
Wayne Scamuffa 121	NO 17	5.01%	
Eileen Svoboda 271			
Write-In: Brian Kura 1	Resolution 2024 - 2 IRS Revenue Ruling		Approval Requirements: Majority of Votes Casts
Write-In: Jim Roberts 2	YES 338	100.00%	Passed 338
Write-In: Sidney Hayes 2	NO 0	0.00%	
Write-In: Dick Anderson 1			
Write-In: Emily Reynolds 1			
Total Votes 1017	Resolution 2024 - 3 Waiver 2024 Audit		Approval Requirement: 67% of votes cast
Total Votes Cast 918	YES 288	84.96%	Passed 334
Under Votes 99	NO 46	13.57%	
	Total Votes 1017		
	Total Votes Cast 1007		
	Under Votes 10		

2024 Election Vote Count

The Elections Trust, acting as your Credentials Representative for this meeting, has completed validating the list of the names of the Kala Point Owners' Association members who voted as of the 1:10 p.m. Cutoff on Sunday, December 08, 2024.

Before the Annual Membership Meeting, the Elections Trust had verified that 601-member units were eligible to vote (out of 601 total units).

A total of 339 ballots were validated, of which 217 ballots were received using vote-by-mail & 122 were received using Electronic Voting. This represents a voter turnout rate of **56.41%**, with only 20% (120) of eligible voters required for quorum purposes to hold this meeting, all requirements were easily met.

Mr. President, the vote count is as follows:

On behalf of the Elections Committee, I move that this list be the official roll of voting members of this meeting.

Geoff Gether, Chair Elections Committee

Upcoming Meetings:

Tuesday, December 10, 2024, 1:00 pm at the Clubhouse Board Transitional Meeting –

Next year's Annual Membership Budget Ratification Meeting: December 7, 2025, 1:00 pm at the KPOA Clubhouse.

Motion to recess the 2024 Budget Ratification & Annual Membership Meeting at 1:54 by J. Oliveira
seconded by G. Gether

Prepared by Felice Thompson
Executive Assistant

Steve Colony
KPOA Corporate Secretary
Kala Point Owners' Association