

KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD MEETING APPROVED MINUTES
Tuesday, May 13, 2025 @ 3:00 PM (Hybrid)

SUPPORTING DOCUMENTS FOR BOARD MEETINGS ARE ON THE KPOA WEBSITE.

Please mute your phones. This meeting is being recorded. All speakers must be recognized by the Chair and should identify themselves for the record.

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 and to show respect for each other.

Establish Quorum / Call Meeting to Order M. Berry, K. Skolrud, S. Colony, B. Goldstein, D. Kimball, E. Svoboda and J. Oliveria attended in person, and B. Roach, and S. Grant, on Zoom. Quorum established. 12 in person attendees and 1 on Zoom. Keith Larson, General Manager and Felice Thompson, Executive Assistant were also in attendance.

Call for Board of Directors Comments on the Agenda None

Approval of the Agenda

Approval of the Agenda approved by unanimous consent *Res. 2025_05_01*

Announcements and Member Comments (include ZOOM)

- Article Submission Deadline for the Kala Pointer: May 19, 2025
- Next Meeting: Tuesday, June 10, 2025
- Next Month Inquiries and Correspondence: May 13 – June 9, 2025: Eileen Svoboda
- Committee Minutes/Reports for Review: Located on Board's Landing Page on the KPOA Website

Approval of Consent Calendar

- Board Meeting Draft Minutes as amended: April 8, 2025 Regular Board Meeting
- Committee Members: Karin Kraft – Social Plus

Inquires and Correspondence Discussion

- April 8 – May 12, 2025: Dan Kimball
Discussion concerning the removal of the poison Hemlock was discussed. Since this is an invasive toxic species, the General Manager, under the direction of the Grounds committee had it mechanically removed from high pedestrian walking areas by the playground and parking areas. This action was thoroughly researched and the information received was authored by the Washington State Noxious Weed commission.

General Manager Report

- Pier Project: Thompson's Pile Driving was awarded the contract for the Pier project at the April

Board meeting. The General Manager did an onsite walk through with the contractor on April 28, 2025. The Pier project scheduled maintenance is expected is July 15, 2025, through January 15, 2026.

- Collections Report to date: 85.83% LHC assessments received, and 98.90% Timeshare assessments received.
- Reserve Study: This project is underway. May 6, 2025, the General Manager and the Reserve Study field visit individual drove the property to inspect the roads, beach and buildings. A draft report is forthcoming.
- RV Compliance
Five letters of non-compliance were sent to individuals with RVs parked in their driveways; 4 of which have been resolved by the acquirement of KPOA RV lot spaces. One is left to be resolved. 2 additional letters were sent in May. 12 letters for parking RVs in driveways will be sent next week.

Unfinished Business (potential action taken)

- Approval of Survey Topics
The survey topics were discussed, and the following have been approved for inclusion:
Standing seam metal roofs
White garage doors
Invisible deer fencing
Community Garden
Road maintenance schedule change
A rewrite of the survey questions will be presented at the May Board meeting.

New Business (potential action taken)

- Revisit – RV Clarification in Rules and Regulations
Gerry Rose presented an additional information to change the classification of RVs based on the Department of Licensing standards. The Board decided to let the Rules and Regulations approved changes stand as written.
- Presentation – Preparing for RCW 64.90
Sheryl Grant presented facts concerning the RCW 64.90 to the Board and how it will affect the future of HOA procedures. Legal advice will be necessary to implement these changes due by Jan 1, 2028. Better to incorporate these necessary changes soon rather than waiting. Further discussion on the topic will be at the June Board meeting.
- Discussion – Oak Shore Dr. Damage Due to Tree/Roots in Common Area
Currently located on common area on Oak Shore is a 100-year-old Western Red Cedar. The root system is grown under the asphalt of Oak Shore. A discussion of the proposal was made by Mike Harte to save the tree. This tree was deemed by several arborists as robust and viable and warrants preservation. Mike Harte volunteered to pay half of the costs to save the tree.
John Oliveira supported KPOA pay for the costs of the tree root maintenance since the tree is located on common area grounds maintained by KPOA.

Motion to approve the root system maintenance of the Western Red Cedar located on Oak Shore Dr be included in the paving project costs for the Oak Shore project by J. Oliveira seconded by S.

Colony.

Motion approved by roll call: Yes 5 No 3 Abstain 1 (S. Grant) *Res. 2025_05_02*

- Discussion – Committee Minutes and Board Summary Reports will be moved to the June Board of Directors agenda

2025 Board Goals

- Convert APPs to Standardized Format
- Develop a Succession Plan
- Maintain 2-hour Board Meetings

Member Comments in Closing (include ZOOM)

Motion to Adjourn/Recess at 5:15 by D. Kimball seconded by S. Colony

Prepared by,
Felice Thompson, Executive Assistant

Steve Colony, Corporate Secretary
Kala Point Owners' Association