

KALA POINT OWNERS' ASSOCIATION
REGULAR BOARD APPROVED MINUTES
Tuesday, January 13, 2026 @ 3:00 PM (Hybrid)

SUPPORTING DOCUMENTS FOR BOARD MEETINGS ARE ON THE KPOA WEBSITE.

Please mute your phone. This meeting is being recorded. If you speak at this meeting, in person or on Zoom, you agree that you are being recorded. All speakers must be recognized by the Chair and identify themselves for the record.

We follow the general directions of Robert's "Rules of Order" to ensure 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

Establish Quorum / Call Meeting to Order M. Berry, S. Grant, B. Goldstein, S. Hayes, B. Roach D. Kimball & J. Oliveria. K. Lilly on speaker phone (later on Zoom). Quorum was established. In person attendees and on Zoom. Keith Larson, General Manager and Felice Thompson, Executive Assistant, were also in attendance.

Call for Board of Directors Comments on the Agenda

The **Unfinished Business** RCW 64.90 / WUCIOA Progress discussion was moved to first on the agenda topics.

Approval of the Agenda

The agenda stands as amended.

Member Comment Period – 15 minutes

This is an opportunity for members to address items of community interest or items on the agenda to the Board. Each person is limited to 2 minutes *unless many have comments*. Should that occur, the time limit will be reduced to no less than 90 seconds.

Due to an internet outage, Zoom comments were not available at the time of the meeting. There was no member comments made in person during this period.

Announcements

- Kala Pointer Article Submission Deadline: January 19, 2026

- Next Board Meeting: Tuesday, February 10, 2026
- Next Month Correspondence: Jan. 13 – Feb.6, 2026: M. Berry
Feb. 7 – Mar 6, 2026: D. Kimball
- Committee Minutes/Reports for Review: Located on each Committee’s Respective Landing Page on the KPOA Website

Approval of Consent Calendar

- Regular Board & Transitional Meeting Draft Minutes: December 16, 2025
- General Manager’s Reports: Admin/Common Areas/Grounds
- Committee Members: Eileen Svoboda – Tree Committee

The consent calendar approved as written.

Correspondence

December 16, 2025 – January 12, 2026: M. Berry- Correspondence was discussed with no further action at this time.

Unfinished Business:

- **RCW 64.90 / WUCIOA Progress** The Board received an update on progress toward compliance with the Washington Uniform Common Interest Ownership Act (WUCIOA). Education and preliminary community preparation efforts are underway. The budget has been approved and funds earmarked, the attorney contract has been executed, and the initial questionnaire process has begun. The next phase will include attorney drafting and Board review, followed by additional Board and community meetings for education and discussion. It was noted that future steps will include the preparation and distribution of voting packets to members for any required approvals related to governing document amendments. A review of CALG Fee Schedule Costs and Outline of KPOA/CALG WUCIOA Process was also discussed.

On Tuesday, January 20, 2026, at 1:00 p.m., KPOA members are invited to a question-and-answer session with Sheryl Grant in the Clubhouse fireplace room. Additional resources will be provided as available.

Sheryl left the meeting after her presentation.

- **2025 Survey Outliers – Committee Updates**

Roofing materials: The committee is actively reviewing roofing materials, including standing seam metal roofs. Technical information has been received from industry representatives, and

potential warranty limitations for homes within proximity to the shoreline are under review. Further clarification from vendors is pending, and the matter remains in progress.

Deer-Resistant Fencing: The committee is continuing to evaluate requests for additional fencing options. Further clarification from members will be requested to better define desired alternatives.

Community Garden: The proposed transfer of the community garden item to the Grounds Committee was noted. The Grounds Committee has not yet met this year and will take up the matter at a future meeting.

General Manager's Report

A financial and operational update for period ending 12/31/25. Year-end finances closed favorable to budget; reserves and investments were reviewed, and major projects were reported, including road overlay work completed under budget, ongoing pier maintenance, and plans for Spring reopening subject to approvals. Gate damage from a January incident was addressed, with repair costs to be recovered. Dock float stability concerns were noted for further review.

New Business

- APP XIII – Publications Committee

Motion to approve APP XIII – Publications Committee as presented.

Moved by J. Olivera & Seconded by D. Kimball.

Motion approved by unanimous consent. Res 2026_01_01

- Bluffs Management Advisory Committee (BMAC) for 2026 New actions Suspension

Due to the lack of BMAC committee volunteers the Tree management for North/Central section's still needs to complete these actions.

Motion to approve the suspension of BMAC tree request actions for 2026, with the understanding that during the suspension the committee will actively recruit new members.

Moved by D. Kimball seconded by B. Goldstein.

Motion approved by roll call: Yes 6 No 1 Abstain 0 Res. 2026_01_02

Board Goals Discussed

- Respond to monthly correspondence emails within 5 business days & Track response performance.

- Increase committee membership based on needs identified by each committee, with progress measured against committee-defined targets.
- Post Board and Committee meeting minutes within 7 days of approval to support records of retention and member access.
- Maintain 2-hour board meetings, recognizing that meetings may extend as needed to fully address Association business.

Adjourn the meeting at 5:05PM

Prepared by Felice Thompson
Executive Assistant

A handwritten signature in blue ink that reads "Sidney Hayes". The signature is written in a cursive style and is followed by a long horizontal line that extends to the right.

Sidney Hayes, Corporate Secretary
Kala Point Owners' Association