

**KBCA BOARD OF DIRECTORS MEETING  
December 20, 2008**

**LOCATION:** Harry Samelson's home

**IN ATTENDANCE**

**DIRECTORS:** Harry Samelson, Richard Thompson, Steve Revenaugh, Joy Dillon, Fran Chang-Thomas, Roger Meeker, Gladys Christenson

**COMMUNITY MEMBERS:** Merrill & Glorius Schrieber, Chris & Mari Rand, Priscilla Drum, Mohammad Yunis, Dan Rokovitz, Marvin & Laurie Dice, Kitty Christensen, Karen Klein, Serge & Gloria King, and vacation rental property managers

**CALL TO ORDER:** 10:00 am

**AGENDA ADDITIONS:** None

**SECRETARY'S REPORT:** Joy made a motion to approve the Minutes of November 1, 2008 board meeting. Steve seconded; Minutes were unanimously approved.

**OFFICERS' REPORTS**

**Harry Samelson, President** –Harry reported that Sandi Barsell has resigned from the board. He expressed appreciation for her efficiency and contributions to the board and announced the board's appointment of Gladys Christenson to serve as secretary for the remainder of Sandi's term.

**Richard Thompson, Treasurer-** Richard reported \$182,000 in the General Fund and coqui control donated funds of \$4,909. Payscale will handle payroll and associated taxes for road work performed by Rick Edwards and Drew Steele, but does not include liability coverage for them when they are working on KBCA projects.

**Roger Meeker – Mailboxes.** – Roger reported one mailbox issued to new owners John & Susan Hendricks from Seattle, who will be moving here. The 10 former Farm Lots boxes can now be re-keyed and re-assigned to KBCA residents. 22 mail boxes are currently available – 15 with keys and 7 without keys.

**Gladys Christenson – Secretary** – No report.

**Fran Chang Thomas– Neighborhood Watch.** – Fran reported she plans a Neighborhood Watch meeting in late January. She hopes to have a car patrol operating by that time, and will provide safe problem resolution training for residents who would like to attend. She will provide input for the January newsletter.

**Steve Revenaugh– Clickers** - Steve reported sale of clickers \$140.

**COMMITTEE REPORTS**

a) **Gate Committee** – Steve described features of a sequencing gate system which will be presented to the membership at the annual meeting in February.

b) **By-Laws Committee** – Roger and John Barsell with assistance from Merrill and Pris, will draft suggestions for bylaw changes to broaden scope.

c) **Coqui Committee** – Joy reported donations have been received. Chris Rand noted that the legal use of lime has expired. County waiting on renewal from Dept of Ag. Discussion re the use of warm water to eradicate coquis.

c) **Neighborhood Watch** – Fran reported she plans a committee meeting in late January and hopes to have a car patrol operating by that time. She will provide input for the January newsletter.

d) **Mail box Committee** – discussed number of mail boxes allowed per TMK

**Motion: Roger moved to amend the mail box policy as follows: Each TMK is entitled to one mail box. Each additional mail box for a TMK must be tied to an additional permitted legal dwelling unit. Seconded by Steve. 6 in favor, one abstained. Motion passed.**

e) **Gate Guard Committee** – Gladys appointed new chair of committee. Board approved holiday gate guard schedule prepared by Sandi.

**Motion: Joy moved that we have a guard on duty at the gate for the next two 4-day holiday weekends, using donated funds. Seconded by Fran. All in favor. Motion passed.**

f) Bulletin Board – Dan Rokovitz reported that the bulletin board will be replaced and moved to a position near the mail boxes.

g) Road Signs –

**Motion: Fran moved that we change “Public Access” signs to read “Resident & guest shoreline access. No motorized vehicles, jet skis or ATVs”. Seconded by Joy. All in favor. Motion passed.**

### **NEW BUSINESS**

a) Vacation Rentals - Muhammad Yunis reported on behalf of rental property owners/managers that they are working together to create appropriate rules and a “universal contract” to be utilized by all KBCA rental owners and property managers in an attempt to protect the privacy and noise pollution rights of residents. They will present their results at the next board meeting. Roger reported that according to old Ken Walton files, land use regulations specify no differentiation between long term and short term rentals.

b) Merrill Schrieber reported a mudhole on the ROW. Harry will ask Rick to fill with rocks.

**MEETING ADJOURNED:** Motion made to adjourn at 1 pm.

Respectfully submitted,

Glady Christenson  
Secretary