



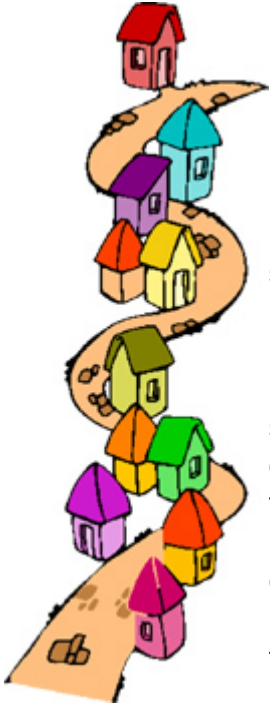
COMMUNITY FORUM

Kala Point

News, Views, & Opinion

Feb. 2006

A Newsletter To Foster Neighborhood



Successful Homeowner Associations

By Lou Martel

We all would like to live in a successful Homeowner Association.

The Community Association Institute (CAI), of which KPOA is a member, provides information and services to about ¼ million homeowner associations. It also lobbies for association interests before legislatures and courts. It has a lot of information and experience on practices in homeowner associations that make them successful or unsuccessful.

One of their recent publications, Common Ground, May/June, 2004, contains the following noteworthy perspective: “Successful associations have a common thread. Their leaders—in addition to ensuring that the community looks appealing and maintaining property values—have

focused on building a strong sense of community among residents. To do that, they’ve adhered to two guiding principles. First, they must always act in the best interests of the community as a whole. Second, they must make their decisions in a reasoned fashion after seeking appropriate advice.

The above is good advice for KPOA to follow. Following that advice necessitates change from the path of divisiveness that KPOA is now on.

Invitation To Candidates

Community Forum would like to invite all board candidates to give their views on various topics that affect our neighborhood. Include specific actions that each believes may be effective in accomplishing their goals. This is a way for the membership to get to know the candidates & what they stand for. Candidates can share how they will exercise fiduciary responsibility, what their vision is, how they will represent member interests, and how they plan to accomplish these goals.

This up coming election in July is sure to be lively and lots of fun! To submit your articles email contact@ttnewsletter.com .



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contact@TTPnewsletter.com www.TTPnewsletter.com Deadline for articles: 25th of the month



A Report On The January Town Hall Meeting

Emergency Preparedness The Focus

Nancy Leeds started the meeting by stating there were no questions submitted by email nor any input in the basket. Thus two hours were taken up by the EPC (Emergency Preparedness Committee) who discussed issues coming out of Hurricanes Katrina and Rita and the level of preparedness at Kala Point.

Credit should be given first to the citizen volunteers who are conducting the First Aid/CPR classes and to those at Kala Point who have taken the courses. Member Jim Hladecek, one of the instructors, commented that Kala Point has one of the highest percentage of First Aid/CPR trained members in the whole state of Washington. That speaks very well of the EPC effort and the Board should continue their support to this program.

The clear message was each individual member and family was responsible for their own safety and survival during an emergency. The EPC's role was to provide training, education and information. Following a disaster there would be some community resources available on a limited basis; but again it was up to each member. The EPC post incident would operate a first aid center and would have a minimum amount of rescue capability; but beyond that it was up to the members. The EPC post disaster appears to focus on assessment, some recovery and assistance to pets.

Highlighted was the need for individual preparedness including family first aid kits, a 10 to 24 day supply of food and water, plus the normal survival materials (clothing, blankets, matches, candles, radio, batteries, etc.). For those with pets they need to include their pets in any individual plan. Those with chain saws and generators were asked to provide that information to Bill Conklin.

Two areas highlight opportunities for further EPC work. One area is communications and the

second is the vulnerability of the water system.

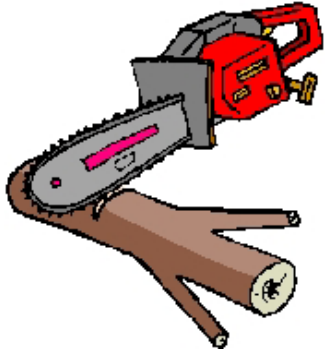
Several years ago the EPC attempted to establish a low power FM radio station here. The benefit would be real time instructions to KPOA members based on the assessment by the EPC. The station would routinely have to be on the air 18 hours a day and that was a problem. Another issue was mixed support from the board. Possibly the 18-hour requirement has been changed so that may renew interest in a FM station.

The radio communications systems today were unclear. An earlier plan was to have the FM station to broadcast to all of Kala Point residents. The Kala Point VHF FM radio system was for the control of critical operations and for communications with Jefferson County and Port Townsend. Several Ham operators at Kala Point have stations ready for communications outside of the County. The FRS radio system was designated for those engaged in damage assessment and rescue operations.

The underlying assumption was that cell traffic may be blocked or not available thus the need for other communications. One member has a satellite based Internet connection so that is another outside link. The second problem is a water source. An earthquake would impact our water system. The plastic distribution pipes plus the lack of a back-up power system for the pumps are critical impact factors. In short order the system would be drained. A suggestion was for Kala Point to sink a well on KPOA land to provide a water source where members could fill containers. It would only be used for emergency situations.

Yet another concern is the singular accessible road, Prospect Avenue. There are of course the escape routes through Woodland Hills and the park. The park is a stretch and should only be attempted with a 4WD equipped vehicle. Several years ago the EPC investigated the designation of a helicopter-landing zone on the beach. The current status is unknown.

The EPC needs our support and members should volunteer to join this important committee. They also need support in making their case to the board to justify any resource requirements.



The Care And Feeding Of Your Chainsaw

By Bill Zingheim

In a previous issue I discussed the fuel problems small engines are presently experiencing. Chain saws are subject to other difficulties as well, which are potentially as disabling as bad fuel.

First, and most common, is a dull chain. Usually a chain will dull very slowly when cutting clean wood. If it dulls suddenly, you have probably hit something hard, like the ground, a rock, or hidden nail. People tell us all the time that the chain only contacted the ground for a half a second, and "that shouldn't have dulled it." What they do not realize is that at top speed (12,000 RPM), each tooth on that chain makes 20 to 30 full revolutions per second. In a half-second each tooth on that chain slammed into the dirt to fifteen times!

Once a chain is dull it usually can be re-sharpened. If it has hit anything hard, it should be brought in and machine-sharpened in a device specifically designed for that purpose. If it is getting dull in the normal course of wood cutting, it can be hand sharpened if you know the proper technique and have the proper equipment.

Don't Ruin Your Expensive Chains.

A bare round file is not the proper equipment, even though most people attempt sharpening this way. An improperly sharpened chain may cut for a while, but will quickly dull. Eventually the chain will be ruined beyond salvation if this technique is used.

can bog down and not run efficiently. If the raker is just right, the tooth will cut as designed. The saw dust produced with a correct raker has nice well-defined

Another critical component of the chain which must be properly maintained is called the raker.

Each tooth on the chain has a raker just in front of it. The raker controls how big a bite of wood the tooth takes. If the raker is too long, the tooth does not get a proper bite. The sawdust produced is fine and powdery. If the raker is too short, the tooth gets too big of a bite, and the saw

chips & the saw will run at normal speed. There is a simple tool called a "raker gauge" that you place over the chain after sharpening the tooth that allows you to file the raker properly. It is as simple as that.

A third critical component is the sprocket which drives the chain. Even though the chain is lubricated by bar oil, that chain is passing around the sprocket at the rate of 84,000 teeth per minute. If a sprocket is worn only .040" in diameter, at this horrific speed, it will damage the drivers on the chain, drastically cutting chain life. The sprocket should be replaced every third new chain!



Wind damage in Kala Point

The last component of the chain system is the bar.

A worn bar allows the chain to wobble left and right as it is running in the groove, causing the saw to cut a curved slice. A bar will wear quickly: a) if it is not properly lubricated with chain oil, b) having a damaged chain run through it, and c) improper tightening. Worn bars are dangerous. A chain can be thrown at full speed. Bars are expensive. Take care of them.

I hope this information will be helpful in keeping your chainsaw healthy and safe. You never know when you will really need it! If you treat it right, it will take care of you, ready to go when emergencies arise.

For local chainsaw expertise and services, call Bill at 379-1251 or stop by the Hadlock shop.

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How is the Board Doing? What Board Candidates Had To Say About Bringing Our Community Together



Last summer the board candidates had an opportunity to answer questions from fellow Kala Point neighbors on Candidates night. Questions about bringing together a divided community and divisiveness dominated the evening. Here are

a few of those responses from the candidates. Reading their responses and with the Board's goal to "continue to improve communication with all KPOA members", how would you rate the board?

Dave Evans: "I think the basic thing that has to start is the idea of trust. The idea that cards need to be played on the table face up instead of playing gotcha games...You got to lay the cards face up, look at all the problems, lay them out...these little quiet caucuses do nothing but undermine trust on all sides of all questions."

Hank Krist: "...It (the board) has to display a high degree of openness in making decisions. I think the board has to reach out to the whole community and ask what do you want?...it also starts with an attitude. That attitude is one of integrity, honesty, openness."

Don Meister: "...it is a matter of getting the

opposing views, people together...and talk about the problems and talk about the differences and try to work out the differences...some kind of a town meeting with everybody with the different viewpoints working out and trying to resolve their differences."

Kathy Shumate: "...if the decisions made by the board are consistent with our current governing documents and are documented, not only what the decision was, but why. and the interpretation is consistent across all members of our community we will be fine."

Don Meister: "I think it is still a matter of communication. I think all sides with all their differences have to talk to each other. They have to work out their differences."

Kathy Shumate: "...when you read the meeting minutes...you need to understand not only what they did, but why...I think that the various committees should be documenting very, very carefully what actions they are taking and they be consistent...I find that the CC&R's are very process-oriented and don't necessarily specify the criteria for making decisions. For example, in the last two tree appeals, both of the appellants

Krist: "...It (the board) has to display a high degree of openness in making decisions. I think the board has to reach out to the whole community and ask what do you want?...it also starts with an attitude. That attitude is one of integrity, honesty, openness."

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followed the process defined in the CC&R's, but we still have an appeal. Why?"

Evans: "If you have to disagree, disagree agreeably...I agree that the committees need to operate in a more uniform, open and substantive fashion than perhaps they have in the past and I think that is a very legitimate criticism that is coming now."

Dave Evans: "lawsuits have to stop. Neighbors have to talk to neighbors. If you have to disagree, disagree agreeably...I agree that the committees need to operate in a more uniform, open and substantive fashion than perhaps they have in the past and I think that is a very legitimate criticism that is coming now."

Silvia Bowman: "I feel that there is a deep misunderstanding here. We all received a letter that there are bad people out in this community ...that want to destroy our rules, put RV's on our lots...I have never met such a person...I don't think those people are out there, but if certain people feel that they are, the belief becomes a reality. So what we have to do actually is look into our own minds and say "Wait, is there any evidence for this? Or have I kind of convinced myself that there are enemies." There really aren't. We are all friends!"

Margaret Boyle: "People really need to be heard and they need to be respected. We have to start with the board setting a really good example. One

Boyle: "People really need to be heard and they need to be respected. We have to start with the board setting a really good example. One of the things that would really help this community is for people to stop gossiping."

of the things that would really help this community is for people to stop gossiping... My neighbor heard a rumor recently. She went right to the source and asked the person. For her it clarified a lot of the issues...make a vow to ourselves that we are not going to pass around gossip."



Be Careful Who You Talk To!

By Don Meister

Upon arrival at the community exercise class on January 20th my wife was confronted and grilled by other members demanding to know who, in the community, is connected with the Community Forum. The extended interrogation was based upon my wife having been "observed" visiting another members home.

This divisive "political targeting", reported by many members, has now moved to more confrontive harassment within association facilities during "official events", and is escalating despite the recent District Court verdict and protective order.

I would suggest that it is time the board took a positive stand on the issue of individual harassment in this community and let it be known that it is not acceptable behavior and not something they condone.

An Essay On Governance

by Jay Burcham

With the upcoming Board Director elections quickly approaching there will be a series of articles on governance. The importance of the role of the moderates and achieving a balance in the governing of HOAs will be discussed as well and the requirements of owner informed participation.

Most members of an HOA expect to be treated fairly and equitably. They expect that the wants of individuals and needs of the community will both be addressed with equal attention and consideration to reach an equitable solution to issues. Many, many HOAs throughout the country continue to struggle in this area.

These essays hope to address some of these issues. Look for "The Important Role of the Moderates" in the upcoming March issue.

An Argument For Proceeding With Reserve Study Today!

By Pete Juliano

In the January 17th regular board meeting the subject of a reserve study was on the Agenda. For many in the meeting it was obvious by the glazed

looks that there was not a general understanding of what is a reserve study, why are they needed, how often should they be done, what is required to do a study and who should do it.

Article VI Section 10 of The CC&R's state: The Regular Assessment shall include reasonable amounts as determined by the Board collected as reserves for future periodic maintenance, repair, or replacement of all or a portion of the Common Areas and the improvements located thereon.

The purpose of this article is to fill in the missing blanks. Let us first start with the term reserves. Reserves were originally intended to be savings accounts for homeowner associations to pay the capital (or expense) replacement costs of the common area facilities. At Kala Point we own our homes but all of us in common own certain facilities and areas. We own the clubhouse in common. Over time the clubhouse will need repair and possibly replacement. The purpose of the reserves is to collect money in advance from

each owner so that when the time comes there are funds to accomplish the repairs/replacement. The reserves (savings accounts) can't be commingled with other funds. Pretty simple!

But according to Association Reserves, Inc. a Calabasas, California based firm that studies home owner associations' reserves in 37 states, an estimated 30% of all homeowner's associations are considered "poor," unable to meet major repair and replacement obligations because of insufficient reserves. This is a direct result of a failure to have accurate reserve studies.

A reserve study simply is an orderly process of measuring "what goes out and what must come in based on a certain time horizon. The study identifies all of the items considered as common and makes a repair/replacement projection for each element and further develops a schedule of funds to be collected to be available when required. This is a pay in advance process to avoid large lump special assessments when a repair or replacement is required. The reserve study schedules calculate what is required to be collected each year.

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Continued on page 7



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Continued from previous page

The American Institute of Certified Public Accountants recommends associations conduct annual reserve studies to determine how financially fit they are.

The State of California has recently changed the laws regarding reserve studies. An excerpt from the California procedure is provided below and the information is relevant for any state.

Importance of Reserve Studies

A reserve study provides a current estimate of the costs of repairing and replacing major common area components over the long term. Ideally, all major repair and replacement costs will be covered by funds set aside by the association as reserves, so that funds are there when needed. This requires:

- ♦ Examination of the association's repair and replacement obligations;
- ♦ Determination of costs and timing of replacement; and
- ♦ Determination of the availability of necessary (reserve) cash resources.

Because the board has a fiduciary duty to manage association funds and property, a replacement reserve budget is very important. Not only does this information supplement the annual pro forma operating budget in providing owners with

financial information; the reserve study is also an important management information tool as the association strives to balance and optimize long-term property values & costs for the membership.

For association members, reserve planning helps assure property values by protecting against declining property values due to deferred maintenance and inability to keep up with the aging of components. A good reserve study shows owners and potential buyers a more accurate and complete picture of the association's financial strength and market value.

For the entire document see:
www.dre.ca.gov/pdf_docs/

As members we should encourage a reserve study now as Kala Point must not end up in that 30% group. Today the status of the reserves is unclear. Documentation in the 2005 budget indicated that the reserves were under-funded. The 2006 budget does not have that information available for the members.

The California document provides an excellent template of how to conduct a reserve study and provides the detail of how to accomplish such a study with the minimal application of resources. Several KPOA owners are interested in forming a member committee to support and conduct such a study.

"For association members, reserve planning helps assure property values by protecting against declining property values due to deferred maintenance and inability to keep up with the aging of components.."



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CF's Second Survey

Results For #5 Regarding Board Goals



This article presents results from the *Community Forum's* (CF) second survey. Five questions were asked. Member replies, in numeric form, to the first three questions were given in the January 2006 issue of CF. The following gives member replies, in the form of written member comment, to question #5.

The 5 questions asked in the survey were:

1. Would you like to see Robert's Rules of Order be adopted by the Board as the official method of conducting KPOA meetings?
2. Do you think Kala Point is ready for an emergency?
3. What is your overall satisfaction with the current Board?
4. What would you like to see on the KPOA web site?
5. What goals would you like to see the Board work on the next year?

The written member comments to question #5, although succinct, are broad and informative. They are also extensive by virtue of their number. All are included, as received, in Table II in this article.

Surveys are a useful tool to get a sense of community interests. However the diversity and complexity of interests in a large community should give pause to any attempt to make sweeping generalizations. A better sense can be had of community interests when surveys are used as an interactive tool. Members are encouraged to make comment on the method, results, interpretation, and value of this survey.

The *Community Forum* intends to pursue the use of surveys to enhance communication among the membership. Member suggestions for improving all aspects used in conducting these surveys are most welcome and would be most valuable.

COMMENT ON SURVEY RESULTS:

Question #5: What goals would you like to see the Board work on next year?

Member comments to this question are given in Table II. There were 113 replies from the 474 questionnaires sent out to lot owners. This is the highest number of replies, 23 %, to any question in the survey.

Member comments are grouped under 12 topic headings in Table II. Doing that facilitates interpretation and reader comprehension. It also allows a reader to get a sense of tone, consistency, and variability within or between the 12 topic headings.

Readers are encouraged to at least peruse all of the member comments in Table II in order to get an overall sense of member comment on Board Goals. It also allows a reader to form an individual judgment on the tone and substance.

It is worth noting that each comment is from a single individual. The Board goal listed is a reflection of both the kind and the priority of that goal to that individual.

Table IIA following is a succinct summary of the main points made with regard to Board goals. It is organized by the 12 topic headings and by descending order of number of member replies. It also lists the main points made by members for Board Goals associated with each topic heading. Reading Table IIA enables a reader to get a quick grasp of the overall sense of member comment on Board Goals.



Reader attention is directed to the following three issues:

1. Proxies: It can be noted from Tables II and IIA that there is unanimity in member comment that the proxy system being used should be reviewed to make voter election of Board directors more fair and more responsive to only member interests.

2. Safety: It can be noted from Table IIA that safety had the fourth highest number of member replies as a Board Goal. There were a number of concerns addressed, including safe walking and reduced auto speeds on Kala Point streets, a traffic light at the corner of Prospect and Highway 19, a second emergency exit/entrance, and the availability of an emergency electrical generator.

3. Divisiveness and Harmony: There were 58 individual member replies on Board Goals related to the four topics of: 1) Board Leadership, 2) Board Conduct, 3) Community Relations, and 4) Board Communications. Nearly 60% of member comments within those four topics addressed member interest and concern on the issues of divisiveness and harmony in the Kala Point Community. Those two issues are what are uppermost in the minds of members for Board

Goals. Members want divisiveness to end & they want harmony to be present in the community. They also note that there is divisiveness among Board Directors, and want that to end as well.

The perceived sources of the divisiveness can be gleaned from the words used by members in their comments. The specific words used in one category are: Good ol' Boys club, clique of superior attitudes, in crowd, ex-director group, control clique, special interest group. In another category they are dissidents, discontents. In a third category they are: Have the Board get along with each other, start healing the community by starting with yourselves and getting along, Don't fight with each other. Have the Board set a good example.

In terms of governance, member comments are describing divisiveness as democracy versus oligarchy; or, control of an organization by its members versus control of an organization by a few, often for their own purposes. This is an age old distinction and an age-old problem."

There is also an indication from member comments that they want, as a high priority goal, that the Board as a whole take a proactive leadership role to bring an end to divisiveness and to promote harmony in the community.

Table IIA- Summary of Question 5: Member Comments on Board Goals- Total Responses-113

1. Proxies:

Proxy Voting- 6 responses

Abolish present form

2. Safety:

Safety - 13 responses

Traffic light, speeding, walking, street lights & 2nd exit

3. Divisiveness and Harmony:

Board Leadership- 22 responses

Divisiveness, inclusiveness & better leadership

Board Conduct- 19 responses

Dissention, civility, cliques, openness, attitude, listen & fairness

Community Relations- 10 responses

Divisiveness & harmony

Board Communications- 7 responses

Listen, learn, respond, openness & represent all

Rest Of The Catagories:

Assessments- 5 responses

Reduce

Tree Issues- 5 responses

Manage, cooperate

Misc.-2 responses

Deer & raccoon control

State Law & Gov. Doc.- 8 responses

Simplify, clarify, update & comply

Board Meetings- 3 responses

Flexibility & shorten

Amenities- 6 responses

Footbridge cost & member voting on amenities

**See Insert Page 3 For Table II
(complete member comments)**



PT Orchestra Concert February 25 Features: Mozart, Rossini and Schubert

Submitted by:

Karl Bach, President, Board of Directors
Port Townsend Community Orchestra

Maestro Dewey Ehling has invited Roger Crook as French Horn soloist to play the Mozart Horn Concerto No. 3 in E-Flat Major with the Port Townsend Community Orchestra for its Winter Concert at 7:30 p.m., Saturday, February 25 at Chimacum High School Auditorium. Beginning the concert will be the overture to William Tell by Gioachino Rossini, followed by the horn concerto. The second half of the concert will be devoted to the Symphony No. 4 by Franz Schubert.



Roger Crook was born and raised in Longview, Washington. He graduated from R.A. Long High School in 1961. At the age of ten he began to play the French Horn, and continued with his musical studies through college, graduating from the University of Washington with a dual degree in opera and

jazz. In 1965 Mr. Crook joined "The Unclassified Five" jazz trio, which won a Ford Foundation Grant for Young Musicians. They played on the West Coast, most notably at the Warehouse in San Francisco with vibraphonist Cal Tjader, and as studio musicians with Henry Mancini and Duke Ellington. In 1965 Mr. Crook was drafted into the U.S. Army, entering as a private and leaving after

five years as a First Lieutenant. Following his Army tour of duty he returned to the University of Washington where he earned his teaching certificate and started a teaching career that lasted 33 years, the last 26 in Sequim. He started as a music teacher and ended teaching history. He spent 18 years with the Port Angeles Symphony, mostly as 1st Horn, the Port Angeles Chamber Orchestra, the Port Townsend Community Orchestra and many area chamber groups. To date Mr. Crook has played the French Horn for 53 years. He presently resides in Sequim with his family.

The orchestra's concerts are free of charge; however, donations are welcome at the door. The orchestra is supported by the generous contributions from its patrons and from local businesses. Go to the orchestra's website for more information: www.olympus.net/community/ptorchestra.

PastaPete.com Divisiveness is Ruining Kala Point!

Member Pete Juliano has declared his candidacy for one of the 2006 open board seats. He has set up a website where KPOA members can learn more about Pete, his candidacy and his views on the issues facing Kala Point. He also has included several of his favorite recipes. Yum!

Check out
www.pastapete.com!

We encourage you to submit web sites encompassing Kala Point news, events and common interests for your neighbors to enjoy!





Kala Crossword Puzzle Kontest! \$50 Gift Certificate To Galatea Cafe

You will find on Insert Pg 1 a crossword puzzle that is actually a contest! This month's prize is a \$50 gift certificate to **Galatea Cafe** which is located next to the Haller Statue and Fountain, at the base of the Taylor Street stairs on Wash-



Haller Statue and Fountain

ington Street. The fountain was ordered from a catalog in 1905. "Galatea" was recast by Riverdog Fine Arts Foundry in 1994 after one arm had been broken off. It was originally cast around the early 1900's by the J. L. Mott Foundry in New York, which made plumbing fixtures. Call 385-5225 for reservations.

All the answers to the questions are from the January issue of *Community Forum*. The first person to mail in their completed puzzle with the correct answers will win the prize! We received many completed puzzles, so be sure to be the first to mail in your answers.

The January winner is neighbor **Nicholas Pirolo** who won a **\$25 gift certificate to the Spruce Goose Cafe!** Congratulations!!

Please mail your complete puzzle to: KIN, P.O. Box 816, Port Hadlock, WA 98339. The winner will be announced in next month's issue.

Don't forget to include your name, address and phone number on your puzzle so we know who to send the gift certificate to.

Kala Crossword Puzzle: January's Solution



Classic Book Club

The Classics Book Group will discuss the Arthurian Legend on Sunday, Feb. 12, at 2:00 p.m., Jefferson County Library in Port Hadlock. Optional readings are Malory's *Morte d'Arthur*, or Tennyson's *Idylls of the King*, or T.E. White's *The Once and Future King*. For March 12, we are reading D.H. Lawrence, *Sons and Lovers*. All are welcome to join in on either discussion.



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Replacement Director Added To The KPOA Board

By Don Meister

Congratulations to Carol Fischbach as she assumes the board position formerly held by Jack



Anderson who vacated his term early. At the January 11th meeting when Carol had an opportunity to present her credentials and address her desire to join the board, it was clear that she would be a

good choice. Her strong points include excellent communications skills, logical thought processes and some specific experience working with a town council. She is a welcomed addition to this board!

But there is another issue as Carol's unanimous election resulted from the other candidate dropping out of the race. If the race were not reduced to a single candidate, were there procedural issues clouding the board's selection process? The issue involved the KPOA By-Law's and the interpretation of how many Directors are required to elect a candidate. The By-Laws address the selection criteria as the majority of remaining directors at a board meeting. The Board's interpretation is a *majority of the total remaining*. If a quorum of five existed at a meeting the By-Laws suggest only 3 votes would be needed to elect. The Board's position was that all eight directors would have to be present and 5 votes must go to a candidate for election. This does not seem like a realistic process for selecting a replacement director. It would seem that a simple majority of a board member quorum would be a proper process.

A prior board implemented a rule/change that now has the replacement director serving the full term of the replaced director. An extreme example would be a director is elected in July and for some reason leaves the board shortly after election. The replacement would serve nearly a three-year term.

This in effect would mean you would have a board chosen director not a member chosen director. Community members should consider if this is a policy that they approve of and if not lobby the board to change the rules back so that the replacement serves only to the next election. In the extreme that would be no more than 12 months.

District Court Rules For Garthwaite

Protective Order Issued



Following three hours of trial on Friday afternoon, January 13th, Jefferson County District Court Judge Mark Huth found in favor of Plaintiff Susan Garthwaite, and issued a six-month harassment protective order mandating that KPOA Member Hugh "Sandy" MacNair, among other restrictions, stay 15-feet from Ms. Garthwaite during KPOA events. Former long-time KPOA lawyer Richard Shattuck represented Mr. MacNair. Attorney Craig Ritchie represented Susan Garthwaite.

Having found that the evidence showed a "continuing course of harassing conduct" in addition to the assault with MacNair harassing Ms. Garthwaite on several occasions, including confrontations at the membership annual meeting, other community meetings, and by conducting surveillance of the Garthwaite property, the 6-month duration protective order was issued. Judge Huth also found that MacNair did, in fact, unlawfully "lay hands" on Ms. Garthwaite on November 23rd (an act legally defined as assault).

Continued on next page

Continued from previous page

Despite numerous sworn statements by MacNair supporters, including testimony claiming various conspiracy theories and former board president Kemery's testimony that Ms. Garthwaite was actually the aggressor, the court found the most credible witness to be the Deputy Sheriff. Deputy Mark Apeland interviewed MacNair the morning after the November 23rd incident. The deputy reported that MacNair had admitted his role in the incident, laughed at the officer's admonition that his conduct was illegal, and then announced he "was going to take this one to the community". Well, MacNair did "take it to the community", getting the testimony of some fifty people as "character witnesses", and attempting, unsuccessfully, to divert attention from the assault.

Commenting to *Community Forum* following the verdict, Susan Garthwaite said; "I hope this is a wake-up call to those bullies and intimidators in this community who seem to believe they are above the law. It is exactly the kind of targeting and intimidation that my husband and I have experienced that gives this community a black eye, thereby reducing property values. This behavior has driven out many fine people from Kala Point over the years. Thanks so much to the many friends and neighbors who stood up to this with me and expressed their support and encouragement."

Let The U.S. Postal Service Know!

Shannon Pruitt has been our "mail lady" at Kala Point for 5 years. If you would like to support retaining Shannon (because her contract expires this month), please drop a line by March 3rd to:

Western Arena DNO
Seattle Branch
U.S. Postal Service
P.O. Box 4099
Federal Way, WA 98063-4099

or call 253-874-7314 expressing your support for Shannon as our mail person.

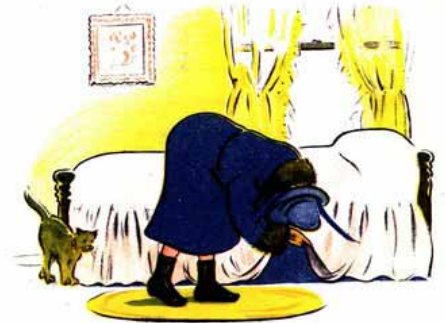


Community Forum "Missed"

A few members kindly let us know that they did not receive an edition of *Community Forum*. Thank you for advising us!

Whenever you know of someone who has not received a copy or you are aware of a newcomer in the community please write to KIN, P.O. Box 816, Port Hadlock or email contact@TTPnewsletter.com. We apologize for any inconvenience this has caused.

As always, we appreciate your comments, articles and letters for publication.



The Board: In Search of Goals

by KPVoice

One of the future working sessions of the Board will be to discuss goals for 2006. For a goal to be a goal there must be four elements present. The difference between where we are (current status) and where we want to be (vision and goals) is what we do (target objectives and action plans). Find out what is at the top of the list and some ideas of what can be done! For an alternative viewpoint about our community and this issue visit: www.kpvoice.info.



Free Speech Attack

Witness Parade Supports Bizarre MacNair Conspiracy Theory

Sustained and accelerating efforts continue among a small group of KP residents to extend their personal control, and that of the KPOA “Concerned Members”, over constitutionally guaranteed free speech; namely the publication of *Community Forum* and the operation of various websites. As many know, this publication was started by Judie Lewis, the former editor of the *Kala Pointer*, because she objected to the censorship of the non-party-line speech in the member financed monthly KPOA publication.

Silverdale Attorney Richard Shattuck, ostensibly hired by Hugh (Sandy) MacNair to defend against the harassment charges laid against him by KPOA Member Susan Garthwaite (successfully prosecuted – see related article) advanced to District Court Judge Huth an amazing but totally ineffective conspiracy theory, with *Community Forum* as the centerpiece. This obvious attempt to divert attention from the harassment charge backfired. Judge Huth considered arguments of Susan Garthwaite’s Attorney Craig Ritchie and the independent MacNair admission to a deputy sheriff at the 3-hour harassment trial in District Court on January 13th in Port Townsend.

Much of the witness testimony brought to the trial by Attorney Richard Shattuck, former KPOA counsel and now attorney for Sandy MacNair, focused not on the charges levied against MacNair, but on an attempt to try to determine who is “The Editor” of *Community Forum*. That testimony was clearly discounted after Susan Garthwaite’s attorney discredited it as irrelevant, hearsay and conjecture. Defense witness appeared confused or unsure on the stand when testifying about dates, locations and alleged recollections about *Community Forum*.

Asked by Judge Huth to explain the connection between the matter being tried (harassment of Garthwaite by MacNair) and the parade of witnesses and inquiries about the publication of *Community Forum*, Lawyer Shattuck disclosed to the court his “theory of the case”. That theory centered on the idea that Susan Garthwaite, as the alleged editor of *Community Forum*, had concocted the whole November 23rd incident, as a publicity stunt for this publication and “for various websites”. This bizarre conspiracy theory was advanced by MacNair despite the undisputed fact that MacNair himself initiated the incident by confronting Jay Garthwaite and loudly demanding that he disclose if he possessed a firearm.

The judge noted the total irrelevance to the harassment finding of constitutionally protected speech in *Community Forum*, & the federally protected right to bear arms.

Free-speech opponents have escalated a long-time policy of harassing *Community Forum* advertisers, using boycott-threat letters and other forms of personal intimidation. (see Page 15).

Attempts to attack *Community Forum* appear well coordinated with a board-endorsed penchant for increasing secrecy and other attempts to silence reform voices at Kala Point. These attempts include the recent announcement in *The Kala Pointer* that board discussions of controversial issues will be secretly conducted, with no recording allowed and no minutes of proceedings recorded as required by state law and our governing documents. [That position was back-pedaled just before the January 10 board “work session” after certified mail correspondence to the board and it’s individual members illustrating the illegality of that posture and personal liability exposure to board members supporting or tolerating it]. In Kala Point we have committee cleansing.

Anonymous Letter Attempts To Force Advertiser Boycott

The un-signed anonymous letter printed unedited below was sent out in late January to most of our advertisers.

It complains about unsigned articles in *Community Forum* and makes numerous totally

false claims and commercial threats, condemning the resolution of issues in court.

This publication is in fact distributed to all owners of record (over 450) EXCEPT those few that have specifically requested NOT to receive it.



January 26, 2006

A letter recieved by a Community Forum advertiser

Dear Sirs:

I have found out that you are an advertiser in the Community Forum.

Have you been told that the Community Forum is "the" newsletter of Kala Point?
Have you been told that the Community Forum is distributed to everyone in Kala Point?

If either of these things has even been hinted to you, that person lied to you. The Community Forum is the "alternative" publication that has been key in fomenting the dissention that has plagued our beautiful community during the past three years.

The *Kala Pointer* is the official newsletter of Kala Point. All lot and homeowners receive the *Kala Pointer* free each month by mail or, by personal option, email. The *Kala Pointer* is subsidized by the Kala Point Owners' Association (KPOA) rather than by advertising. Our KPOA Directory, published quarterly, accepts advertising.

The Community Forum, in which you advertise, is sent to a much smaller percentage of Kala Point residents. The anonymous publisher ("KIN" with a P. O. Box in Port Hadlock) and the anonymous editors protect their anonymity because of the divisive nature of the publication. While some articles are honest and informative, many articles are authored anonymously because they are "attack articles" filled with criticisms and untruths about the KPOA board and leading members of our community. This rag is put together by a small but vocal group of malcontents here in Kala Point. These malcontents finance their troublemaking by using unsuspecting advertisers like you. They also own anti-KPOA websites that use proxy servers to hide their identities to protect themselves from libel. Their personal agenda appears to be to destroy the Kala Point covenants that have made our community the beautiful place it is.

You are doing yourself no favor by advertising in this rag. In fact, many, many people who live here in Kala Point specifically **boycott** any advertiser whom they know contributes to the publication of the Community Forum.

I urge you to not only stop payments for further advertising, but to demand that your ad be immediately pulled. Your absence will be noticed. The commonly accepted couple publishing the Community Forum are "serial litigants." Not content with just suing KPOA, they have begun to viciously go after some of our most respected residents. Therefore I must myself remain anonymous for my own protection. I am however enclosing the front pages of both January 2006 publications to prove to you that the Community Forum is NOT the Kala Point newsletter.

Please help Kala Point get rid of its cancer and pull your ad.

A Kala Point resident

The State Supreme Court defines the Tort: Interference with Business Relations as occurring "When one induces or otherwise purposely causes a third person not to perform a valid and existing contract with another, or not to enter into or continue a business relationship, since there is a right to pursue valid business unmolested by wrongful meddling." CALBOM V. KNUDTZON 65 Wn.2d 157.

COMMUNITY FORUM



Community Forum is produced for Kala Point neighbors interested in the well-being of our community. We encourage you to submit articles encompassing Kala Point news, events and common interests. Varying viewpoints are encouraged in a open, respectful manner. We can learn from each other and shape our community for a better place for all to live.



WORDS
OF
WISDOM

They who would give up an essential liberty for temporary security, deserve neither liberty or security...

-Benjamin Franklin

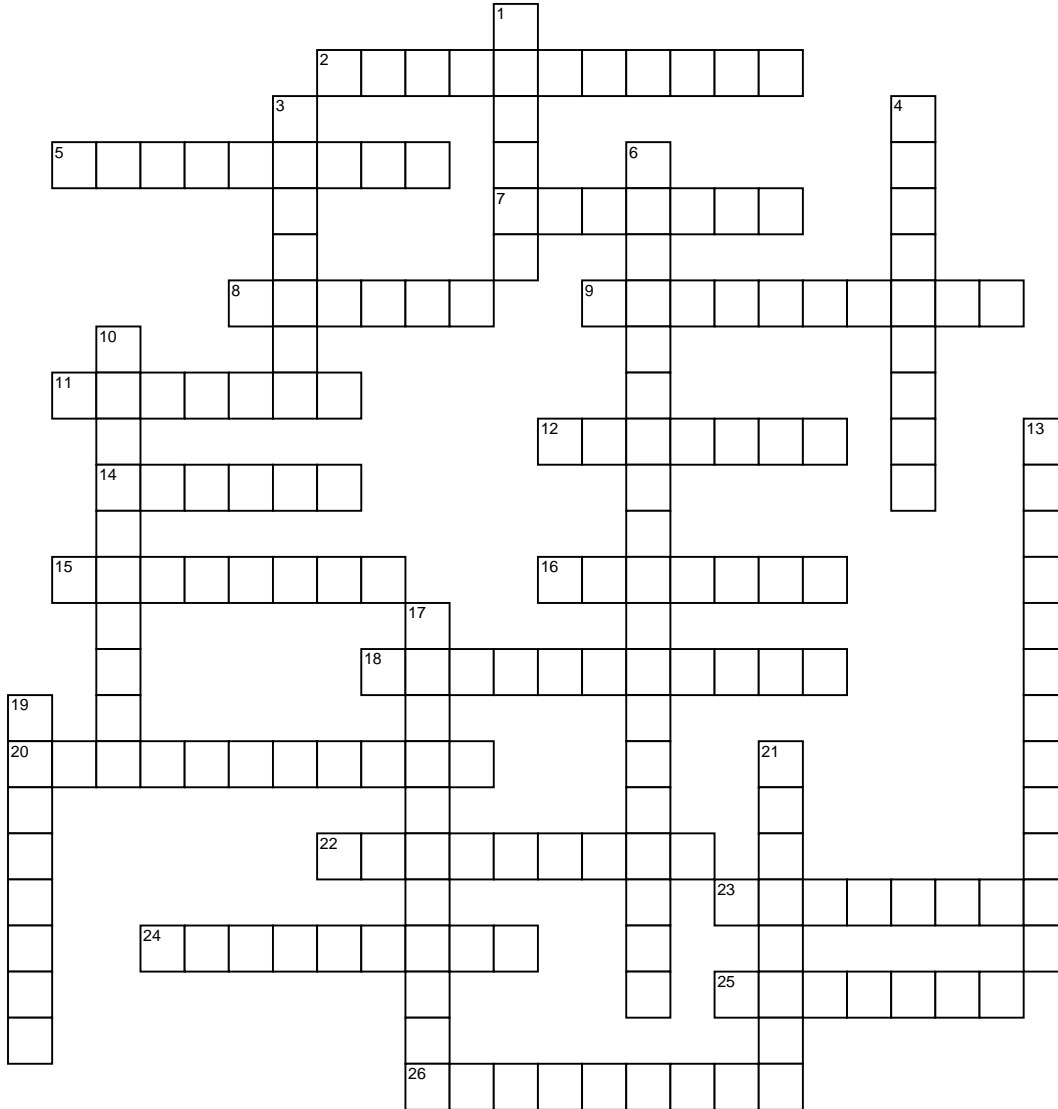
American statesman, printer, scientist, and writer.

- Community Forum's 2nd Survey: Results For Question #5 - Board Goals
- District Court Rules: Protective Order Issued
- Vigilantism Alive & Well: Sworn Statement Confirms Secret Member Investigations
- An Argument For Proceeding With Reserve Study Today!
- Crossword Puzzle Contest: \$50 Gift Certificate to Galatea Cafe

In This Issue:

PRSRST STD
US Postage Paid
Silverdale WA
Permit No 111

Kala Point Crossword Puzzle (Hint: Look in previous month's issue)



ACROSS

- 2 One of the needs for RCW 64.38 (Homeowners' Association Law) is to assure that boards are _____ to the membership
- 5 Recipes, Views & Candidacy
- 7 Picturesque city home to a 4.1 mile long bridge
- 8 The first part necessary before you can lead
- 9 55 ALIVE drivers' ed class teaches adaptive techniques for this type of vision loss
- 11 This must be kept and recorded for all KPOA meetings
- 12 _____ your hands is part of the respiratory etiquette to help stop the spread of germs

- 14 Name of book written by a KP member titled: Headstart to _____.
- 15 Close facility to get an oil & filter change for your vehicle
- 16 Serves Sunday brunch from 10:30am-2:30pm
- 18 Place to take your vehicle for collision repair, Dupont paint, custom graphics & resorations
- 20 The original 1978 version of our CC&R's stated: "_____ shall be deemed to be charges levied by the Association on an annual basis, although collected by the month, quarterly, or semi-annually."
- 22 All volunteer ensemble in Port Townsend led by Dewey Ehling
- 23 IYC stands for _____ yield curve

- 24 When we choose to view differences as opportunities, we step closer to the idea of this.
- 25 Members have three of these when making member comments.
- 26 Kala Point's vitality of its committees depend on this

DOWN

- 1 Classic Book Club meets every second _____ at the Jefferson County Library
- 3 A web site that is an independent resource for Kala Point
- 4 Lady Wind Gypsy is running a maintenance special for this
- 6 Survey results indicate that members want this procedure

- adopted by the board.
- 10 Community Forum encourages varying _____ in an open, respectful manner.
- 13 Offers FREE In-Home consultation & estimate
- 17 If quitclaimed to KPOA this would then become the legal responsibility of all owners in the entire development
- 19 Kala Point neighbor that is Realtor of the Year
- 21 FBI has stated that this type of theft is the fastest growing crime in America

Be the first to send in with the correct answers to: KIN, P.O. Box 816, Port Hadlock, WA 98339 & **Win a \$50 Gift Certificate to Galatea Cafe and Tapas Bar!**

Name _____ Phone: _____

Address: _____

Business & Service Directory

Fade, Glare, Privacy & Heat Solution- 3M Window/Skylight film blocks UV rays to protect your furnishings. Keep your drapes open and let the sun shine in! Call **Window Scapes Inc. 385-3810**

Highly Skilled Pruning of trees, shrubs, hedges and rhododendrons. Call **Richard, 732-0510 or 1-888-854-4640.**

Landscape Disaster Repair offers weeding, pruning, fertilization, brush removal, hardscape solutions and the creation of low-maintenance yards. 24 years' experience. Call for information. Residential disaster repair as well. You name it and we probably do it. **360-379-6146**

Sunrise Custom Painting - Ready for a change of color? Quality interior painting services, special attention to detail, using high quality paint & materials, to brighten your rooms. Call Mike or Nelma Lawton - **437-8141**

What Lurks Under Your Home? Moisture problems? Wet crawl space? Make your home healthier, warmer, cleaner. For a free estimate or more information call **"Clean Space Northwest," 1-877-698-0260.** Cont. Lic. #Ironwbl097kb.

Moving, Hauling, Dump Runs, Residential Cleanup, estate sale cleanup, junk removal, you name it. I have an 18-foot box truck for local or longer distance moves. **360-379-6146**

Mail Plus- All your Shipping & Packaging needs! w/UPS, DHL, FedEx. Notary, custom T-shirts, passport photos, pet tags, copies, biz cards, laminating/binding, banners, friendly service! Across from QFC by Curves in Castle Hill Ctr. Why drive all the way to the Post Office? **379-1156**

We Buy or Consign Firearms From Estates, etc-Bear Arms is a full service arms dealer. We buy, sell or trade arms plus ammo, accessories, sporting goods, & military items. In Kivley Ctr, Pt. Hadlock. **385-7658.**

The Village Barber- "...Because life's too short for a bad haircut!" 741 Ness' Corner Rd, Port Hadlock. Brad Garrison Gray & Mike Clark. Tues thru Fri-9-5, Sat-9-4. 10th haircut free! **Call 385-6865.**

Shore Road Nursery - Country nursery owned by botanist David Allen. Specializing in native plants & select garden perennials, shrubs, trees. 616 Shore Road, PA. Open Tue-Sat, 10-5. **360-457-1536.**

Ty's Computers, Inc.- "We Make House Calls to KP." Complete sales, service & custom built computers for business, home or individual use. 40+ years combined experience. **Call 379-0605.** Mention ad for 5% discount.

Professional Chimney Cleaning & Inspections - No mess cleaning, lowest fee around, fast & friendly, inserts, pellet stoves, woodstoves, minor repairs, chimney caps, chimney accessories. Call John, **360-769-2344** or email jev@aol.com.

Traveler's Propane- Are you tired of hauling your propane tanks and driving your RV to the nearest propane dispenser? We deliver! Homes, Businesses, Campsites, RV's, Trailers, B.B.Q's, and Forklifts. 5-50 gallon cylinders. **Call Lonnie, 360-344-4067 or 360-381-0158.**

Handyman - Gutter cleaning & drain flushing, retaining walls, rock gardens, patios, stairs, walkways, hillside stabilization/planting, concrete repair, & all phases of rot restoration, home maintenance, repair, and upgrades. **Call Ralph, Toll Free 877-841-1523 or Cell 360-340-6232.**

Weekly Meal Preparation For Seniors. Want An Easy Way To Enjoy Balanced Meals? Customized menus, including personalized recipes and grocery shopping. Call **Heidi's Taste of Home** for a free consultation! - **360-732-0482.**

Scampi & Halibut's Seafood Grill - Satisfy your seafood craving. Over 70 delicious items to choose (from \$4.99). Beer & wine. Get hooked daily.. Catch us in Port Hadlock, just for the halibut! **385-0161.**

Furniture Upholstery, Fabrics, Foam and Throw Pillows! Spruce up your rooms before the houseguests arrive. Vintage furniture a specialty. Call Anne at **A Little Upholstery, 385-1556.**

Handmade Gifts for Every Occasion - (baby, birthday, anniversary). We take homemade items on consignment and/or rent crafter spaces (by month). **Five Fingers Handcrafted Gifts, 911 Water St., PT. 385-0469.**

Westbay Auto Parts - Over 150 years of combined experience, our experts can help with automotive problems. Come in. We will install wiper blades or refill with purchase. 8 great locations to help you. **385-3476.**

Professional Roofing, Cleaning & Repair: C & M Roofing has worked for builders & residents in Kala Point for years. For reroofing, roofing repairs or cleaning of any type of roof, call Mike Perillo, **437-7935.**

Mole Control - No chemicals, no poison, no moles! **Call Richard, 732-0510 or 1-888-854-4640.**

Advertising Disclaimer

The printing of an article, classified or display advertising does not necessarily constitute endorsement by Community Forum staff. Ad space is limited and acceptance is dependent upon availability of space.

Vigilantism Alive and Well at Kala Point

Sworn Statement Confirms Secret Member Investigations

Kala Point resident John C. Kuller, former board member and long-time political activist in the community, eliminated any doubt about the existence of an un-elected “shadow force” spying on members at Kala Point by filing a sworn statement in the MacNair harassment case brought in District Court by Susan Garthwaite. The formal acknowledgment, dated January 11th, came in court papers filed in connection with a series of harassing incidents culminating in Susan Garthwaite being assaulted by Hugh “Sandy” MacNair at a KPOA special board meeting on November 23rd.

Vigilante [Vih-ja-lanti]

In modern Western society, the term is frequently applied to those citizens who “take the law into their own hands,” meting out homebrew justice when they perceive that the actions of established authorities are insufficient. Vigilantism is sometimes vilified when it gives way to criminal behavior on the part of the vigilante.

Source: Wikipedia 2005.

That surveillance was determined by Judge Mark Huth at trial to be harassment; one of a series of harassing acts targeting the Garthwaites, that formed the basis for issuance of a protective order against MacNair.

MacNair, apparently acting on some special “informal” self-determined authority claimed by the “Concerned Members” (see definition of vigilantism in text box), testified under oath that he appeared at a home adjacent to the Garthwaite property, demanded access to the rear deck of that home, and from there conducted surveillance in-

tended to discern if The Garthwaites were “illegally” cutting trees.

Responding to a rumor, based on another member reporting “chain saw sounds”, MacNair set out to conduct his own investigation. He testified that, in fact, during that surveillance, he saw nothing indicating any “illegal” cutting of trees over the established size threshold on the Garthwaite property, and that he reported this finding to someone, but he could not remember the name. Under examination by Garthwaite Attorney Craig Ritchie, MacNair admitted that his surveillance was conducted without any board or official committee direction or approval.

Enforcement of KPOA governing document requirements regarding alleged violations of rules and regulations is specifically reserved to the Board under our CC&Rs. No member, or group of members, is entitled to take on such investigation or enforcement on their own. That, as recently confirmed by the District Court, can be legally determined as harassment, both a criminal and civil legal cause of action.

Kuller’s sworn declaration includes the following chilling statement; “The Concerned Members are an informal group of past presidents, board members and committee participants who felt the obligation to support our elected board and the CC&Rs to which we are all contractually bound. The MacNairs are members of this group. The Garthwaites had failed to respond to board inquiries (based on the “chainsaw sounds” rumor), and the KPOA tree committee has expressed interest in any evidence to prove or disprove the matter.”

With this kind of intrusiveness thriving at Kala Point, with illegal acts being undertaken by self-appointed vigilantes targeting members, it should surprise no one that this community has a widely known reputation for oppressive special interest control. Association liability insurers are clearly concerned with actions that create liability exposure, as should all members, since members ultimately indemnify (pay for) acts of board-authorized committees through special assessment exposure. The Board of Directors should, with great clarity, declare that “The Concerned Members” have no authority or official status.

IN THE DISTRICT COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF JEFFERSON

Susan E. Garthwaite,)	
Petitioner,)	NO. 10881
v.)	
Hugh A. (Sandy) MacNair,)	
Respondent)	DECLARATION OF J.C. Kuller

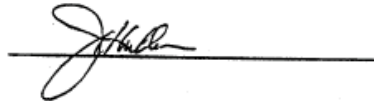
J.C. Kuller, under penalty of perjury under the laws of the State of Washington, declares and states as follows:

I am over eighteen years of age and competent to testify in this matter. I make this Declaration on personal knowledge. The letter attached hereto as Exhibit A truly and accurately sets forth what I have observed regarding Sandy MacNair. I incorporate it herein by this reference.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge.

Signed this 12 day of January, 2006, at Port Townsend, Washington.

J.C. Kuller



January 11, 2006

To Whom It May Concern:

We, the Concerned Members of Kala Point, understand that a question has been raised regarding the interest of Sandy MacNair in an alleged, unapproved tree cutting incident on the property of Jay Garthwaite. Tree cutting in Kala Point requires approval of the Tree Committee under the CC&R's.

The Concerned Members are an informal group of past presidents, board members and committee participants who felt the obligation to support our elected board and the CC&R's to which we are all contractually bound. The MacNairs are members of this group. This group, meeting from time to time, has discussed the tree cutting incident and the Garthwaite's apparent threats against anyone coming on the property to confirm or deny the incident. The Garthwaites have also failed to respond to Board inquiries regarding the matter. The KPOA tree committee has expressed interest in any evidence to prove or disprove the matter.

Sandy MacNair has been a long time member of this community and has regularly served with distinction on the Board and numerous Committees.

Concerned Members

- John & Betty Kuller
- Don & Gail Marioni
- Don & Julia McClure
- Bob & Adele Lowe
- Hugh & Joanne Murphy
- Ray & Alva Kemery
- Ed & Barbara Zinser

On behalf of the Concerned Members,

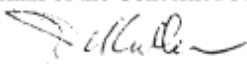

John C. Kuller

EXHIBIT A

"Concerned Members" Proudly Declare Their Vigilante Role.

This legal declaration and accompanying letter, signed by member John Kuller, for himself and on behalf of the members named above his signature, was sworn under penalty of perjury on January 12th and filed with Jefferson County District Court in the trial of Hugh (Sandy) MacNair.

This legal filing was clearly intended to convince District Court Judge Mark Huth that MacNair was somehow acting "under color of authority" of KPOA when he entered on the property of a neighboring resident and conducted surveillance of the Garthwaite property. MacNair's testimony revealed that his "investigation" of rumors of "chain saw sounds" yielded no evidence of any actions in violation of CC&Rs; long the position of the Garthwaites in communication to the board-appointed tree committee and publicly.

This act of snooping (often reported by KP residents), in combination with several others, was determined by The District Court to be part of a "continuing pattern of harassing acts". With that finding, in combination with the assault at the November 23rd special board meeting, Judge Huth issued a restraining order against MacNair.

It's the old saying, "good news / bad news". The Court's ruling, and restraining order issuance, is certainly good news for those in this community targeted for pattern harassment, shunning, slander, and other despicable bullying tactics for years. In another way it sadly confirms the bad news that some in our community, with familiar names, and having held "past high offices" in the HOA, have no problem operating outside the law with self-assumed "deputization" to harass and spy on members.

With the current board espousing interest in curing "divisiveness" here is an opportunity to clearly establish that no member may assume authority in the name of the board to conduct these kinds of activities.

Table II- Question 5: Member Comments on Board Goals- Total Responses-113**Proxy Voting**

- Abolish proxy system, ALL lot owners pay assessments, openness
- Change voting system- no board secretary voting, have mail-in voting
- Change proxy voting system, don't allow committee & board "appointments"- follow our own rules
- Get rid of proxy system and board secretary voting
- Do away with proxy system and developer attitudes
- Fix our voting system- don't encourage proxy voting, create a mail-in voting process

Safety

- New entry/exit -NW corner
- Gate access-restrict people going in the out gate
- 2nd (emergency or others) entrance, traffic light on 19
- Generator at water station/tower so we have water during power outage
- Safer walking along roads
- A safe place to walk on Kala Point Drive
- Low wattage street lights on KP Dr, clean up boat ramp
- Speeding
- Reduce speeding
- Speeding
- The useless speed bumps on Kala Pt. Drive
- Traffic light at Prospect
- Stoplight @ Prospect & Hwy 19

Board Leadership

- Start being a board
- Removal or control of (unnamed director)
- Take responsibility for divisiveness- stop the (ex-director group) from being the bullies.
- Work on finding solutions and being positive about different ideas rather than being afraid of them. Represent all not just some.
- Allow the board accomplish what they were elected by majority to do-without interference by a FEW dissidents.
- Be more inclusive
- EVERYONE treated equally
- Concentrate on considerate & courteous behavior to each other & members to re-

Board Leadership (cont.)

establish trust.

- Encouraging a larger number of individual members to be on committees & the board/ encourage those who have not been involved in the past
- End divisiveness by control clique
- Bring Conflict to end
- Encourage friendly atmosphere
- Eliminate conflict
- Quiet the discontents
- Do away with "old guard" group and include all members to decision making.
- Start setting good example of harmony and decorum
- Develop good general mgr and admin asst.
- This is a mature community, not the developers anymore
- Continue to be more responsive, open, and inclusive
- Start healing the community by starting with yourselves and getting along
- Represent all owners fairly and equally, be inclusive
- Work as a community not a special interest group

Board Conduct

- Don't fight with each other. Have the board set a good example.
- To be civil in their dealings with each other, with their employees and with us.
- Stop underhanded tactics to be control freaks
- Be open, not secret with association information. Stop secret meetings-discuss member letters at the board meeting, not off-line
- Common sense- use it
- Be less arrogant and more approachable/listen
- Have board get along with each other
- Stop spreading rumors and nasty tactics. Use decorum and be responsive to all.
- Stop backstabbing and spreading incorrect information about members- follow decorum guidelines
- Don't think you know it all, don't tell us what you think we should want, listen to what we do want
- Stop the Good ol Boys club, banish cronyism
- Be inclusive- break up clique of superior attitudes and listen to all.

Continued on Side B

Table II- Question 5: Member Comments on Board Goals- Total Responses-113

Board Conduct (cont.)

- Treat everyone fairly and equally
- Listen to members not just a few that are part of the “in crowd”, follow our CC&R’s and admit mistakes not cover them up.
- Manners-politeness to each other and members
- Working together, not against each other
- Continue work on building trust & openness
- Continue to be more responsive, open, and inclusive. Be open to criticism & respond in a positive way.
- Extend a hand of friendship remembering who they are working for

Community Relationships

- To make us a friendlier, inviting community with flexible attitudes & rules
- Harmony
- Work as a “whole” community-stop the division
- Better harmony with community
- Tranquility and beauty instead of controversy.
- Greater harmony at Kala Point
- Unity of community
- Harmony
- Improving community harmony & respect.
- Reduce controversy by write-in voting or internet voting. People generally stand behind a majority vote.

Board Communications

- Good communications with members re: proposals & decisions
- Be kind to each other and listen to all members
- Board listen to all members
- Represent the community as a group to create harmony rather than be afraid of different ideas than yours-someone else might have a good suggestion
- Write really responsively to members’ letters, not dodging the points at issue, as they do routinely
- Discuss member letters at board meetings- not in secret
- Control negative comments against board/ community

Assessments

- Reduce yearly assessments
- Reduced cost
- Reduction of spending and dues

- Keep yearly dues to a minimum
- Reducing the annual assessments

Tree Issues

- Managing the maintenance of rules regarding trees-saving trees!
- Adopt a more restrictive vegetation policy
- Better control of the ecological future of our association-take away from greedy few
- Tree management
- Stop the tree wars

Misc

- Deer & raccoon population control
- New to KP- no opinion yet

State Law & Gov. Docs

- Stop changing the rules. Make the rules more simple.
- Do a better job at following our governing documents.
- Simplify governance structure, & update CCR’s
- Follow state law and CC&R’s
- Follow the CC&R’s
- Follow our governing documents
- Get back to covenants and stop the constant changes. APP’s are not good.
- Modify KPOA regulations to conform to state regulation
- DOE water restrictions proposal
- Water reg & management
- Do not over-regulate personal property rights

Board Meetings

- Offer board meetings on weekends and evenings so working people can attend
- Have board meetings at times that all members can attend not just in the afternoon for the retired and a special few.
- Having shorter meetings

Amenities

- Improve amenities for all residents (children, working, seniors
- Don’t spend 30K on the footbridge
- The \$32,000 bridge
- No 20-30K foot bridge- walk around or stay off the beach!
- Allow members to vote on projects like the bridge
- Let us vote on the bridge