



Minutes of the Board Meeting on June 27, 2019

Call to order at 6:02 PM.

Present: Ryan Oatts, Doug Oliver, Mike Butterworth, Jack Cox

Absent: Jay Brands

Pledge of allegiance.

Approval of minutes from Board Meeting on May 23, 2019.

Jack made a motion to approve.

Doug seconded the motion.

Approved 4 – 0

Open Forum

Lot 1824 – Suggested that the association post the agenda for meetings on the website. It was explained that there is a link on the website to view or download a PDF of the agenda.

Lot 0659 – Member explained their use of the P&E Trails to walk her dog. All the weeds along the edges of the trails were cut down. Even though the trail was raked she and the dog are still dealing with stickers from the weeds. The Association will provide a different approach next season for clearing the weeds to minimize debris on the trails.

Lot 0702 – Suggested that the association communicate with the P&E Committee about clearing the trails outside of Black Creek Park.

New Business

Member Request Lot 0586

The caretaker of Lot 2173, which is adjacent the Kiva, requested to have a pedestrian gate installed on the fence line that separates the two properties and to have exclusive rights of use to it. The Board suggested they present a contract at the next meeting to include certain conditions. The gate's construction must be of sturdy quality to prevent nonauthorized access, the association reserves the right to revoke the contract at any time, if property changes ownership then a new contract must be drafted, and the gate will not be usable at least one day a year.

Doug made a motion for them to work with management to develop a plan based on outlined conditions.

Ryan seconded the motion.

Approved 4 – 0

Advisory Committee

The Board is forming a committee to help direct on a process for taking member input and provide recommendations to Board for governing document revision.

Ryan made a motion to create an Advisory Committee.

Doug seconded the motion.



Approved 4 – 0

Doug made a motion for the committee to consist of nine (9) members, selection by a random drawing, to draw three (3) alternates, the foreman (head of committee) must be a no vested party to help guide the meeting, abusive or disruptive behavior is cause to remove from committee.

Mike seconded the motion.

Approved 4 – 0

Doug made a motion to fill alternate position through random drawing at open meetings as they fill seats on the committee. There must always be nine committee members and 3 alternates.

Jack seconded the motion.

Approved 4 – 0

Doug made a motion that a requirement to remain on the committee, a member may not miss more than two (2) committee meetings.

Ryan seconded the motion.

Approved 4 – 0

Doug made a motion that a requirement for all committee members to be a “member in good standing.”

Mike seconded the motion.

Approved 4 – 0

Doug made a motion to convene a foreman to work with the manager to set meetings and track attendance and to appoint staff to Secretary the meetings as support.

Ryan seconded the motion.

Approved 4 – 0

Mike made a motion that all legal questions must be approved by the President before sent to the attorney.

Doug seconded the motion.

Approved 4 – 0

A present member wanted to be added to the list for the random drawing of committee, so Ryan called a short recess to facilitate the addition. Recess from 7:00 PM to 7:04 PM.

Doug made a motion for process to remove disruptive members from the committee to include that only two (2) warning will be given before the foreman has grounds to remove a member from the committee.

Ryan seconded the motion.

Approved 4 – 0

Doug made a motion to have Ralph Copeland supervise the random drawing.

Ryan seconded the motion.

Approved 4 – 0

Doug advised management to send letters to the members that are selected to inform them of the outcome and to send a different letter to all members not selected letting them know of the possibility of future drawing to fill alternate positions and to post an article on the website to inform the rest of the membership. He also advised that management provide the committee with draft documents that outline the sections that can be changed and the sections that cannot be altered due to laws.

Ryan made a motion that the committee’s quorum will be a simple majority for purposes of deciding which recommendations are presented to the Board.

Doug seconded the motion.

Approved 4 – 0



Management had prepared a list of all members that requested to be considered for the committee with the names numbered one (1) through forty-four (44) and had a Bingo machine prepared with balls one (1) through forty-four (44) ready for random selection. Mike drew the balls while Aaron announced the name and Ralph confirmed.

Random drawing results for Committee Members:

Kaila Gaffney Lot 2106

Lucy Speed Lot 0418

Rob Adamson Lot 2037

Bonnie Carrero Lots 1554, 1614

James Carrero Lots 1554, 1614

Victoria Gaffney Lot 1976

Bert Soske Lot 0902

Leora Combs Lot 0777

David Peters Lots 1692A, 1692B

Random drawing results for Committee Alternates:

Karen Penfold Lots 0965, 8A104

Sean Suber Lots 8A019A, 8A019B, 8A019C, 8A019D

Andrew Bunch Lot 0985

Election Committee

Ryan made a motion to set the Annual Meeting date for September 7, 2019 to start at 10:00 AM.

Doug seconded the motion.

Approved 4 – 0

Ryan made a motion to appoint Ralph Copeland as one of the three committee members.

Mike seconded the motion.

Approved 4 – 0

No other nominations came from the floor or prior to the meeting.

Ryan advised management to look into any other members wanting to be involved.

Meeting adjourned at 7:26 PM.