



## Board Minutes of the Board of Directors Meeting on September 11, 2023

**PRESENT:** Bert Soske, Denise DeMartini, Andrew Bunch, Greg Wilson, Sheldon Toso

Call to order at 6:03 PM

Flag Salute

Bert introduced the Board and identified their positions

Bert reminded the members in the audience and on zoom of the Board Meeting Norms:

- *The Board Meeting is not an open meeting and members may comment only during the two open forum sessions. There will be one session at the beginning of the meeting and one at the end of the meeting. Board Members will not engage in conversations/questions during the meeting. The sole purpose of the meeting is for members to witness Board business being conducted.*
- *Open Forum: Comments will be held to a 5-minute Maximum. The Board will not engage in conversation but may ask clarifying questions.*
- *If members have questions or concerns, the Board will be available after the meeting to meet with members.*

### OPEN FORUM:

None

### APPROVAL OF PRIOR MINUTES:

**Denise** motioned to approve the August 24, 2023 Board Meeting minutes

**Bert** seconded the motion

**Further Discussion:** None

**Approved:** 4 yes 0 nay 1 abstention

**Motion carried**

**Denise** motioned to approve the August 24, 2023 Executive Board Meeting minutes

**Bert** seconded the motion

**Further Discussion:** None

**Approved:** 4 yes 0 nay 1 abstention

**Motion carried**

**FINANCIAL REVIEW:** None

### DIRECTOR'S REPORTS:

**Denise:** Denise wanted to thank everybody who voted for her and Andrew. They will continue to do what is best for our community.

**Bert:** Congratulations to Denise and Andrew. They will be here for another 2 years. Denise received 296 votes and Andrew received 269 votes. Quorum was met. Gregg was appointed by the Board and will remain Vice President. Bert is leaving for Greece until 11/1. He will zoom in for October's meeting. The zoom meeting hasn't been being used lately and the Board is considering eliminating it. The meetings will be consistently on the 4th Thursday of each month unless there is a conflict. i.e., holiday.

**Andrew:** Andrew agrees that we should keep the meeting dates scheduled on the 4<sup>th</sup> Thursday of each month.

**Gregg:** None

**Sheldon:** Sheldon would like the meetings to be on the 3<sup>rd</sup> Thursday of each month. Andrew responded that the reason we changed them to the 4<sup>th</sup> Thursday was because the financials were not received in time for the 3<sup>rd</sup> Thursday.

**MANAGER'S REPORT:** None

**EXECUTIVE MEETING WAS HELD ON:** September 11, 2023

**Agenda item:** Hearings, Violations, Legal, Personnel

**Bert motioned to add Architectural Review to the agenda**

**Sheldon seconded the motion**

**Further Discussion:** None

**Approved:** 5 yes 0 nay 0 abstention

**Motion carried**

#### **ARCHITECTURAL REVIEW**

**Lot 874:** Member wants to install a shed on his property. (6'x20')

**Sheldon motioned to approve the shed subject to county permits**

**Bert seconded the motion**

**Further Discussion:** None

**Approved:** 5 yes 0 nay 0 abstention

**Motion carried**

#### **OLD BUSINESS:**

**CPA:** Received an engagement letter from Scott Corporation. We are still waiting for additional information from CPA's. Scott Corporation is \$950 more than Lara. **TABLED**

**Bylaws & CC&Rs:** Denise addressed the Board and the audience. Due to the fact that it was near impossible to get quorum for the election, she feels that we should not even attempt to revise the CC&Rs and Bylaws. She feels that it will be impossible to get 50% plus 1 vote for approval and it will be a waste of not only the committee's time but the HOA's precious funds. Andrew agreed with Denise. He asked for Sheldon's opinion. Sheldon stated it is the Board's obligation to change the governing documents.

Bert stated that members felt that elections should happen during the summer but possibly the election should occur in the spring or winter. The lack of votes concerned him. The only explanation that he could think of is that the membership is happy with the board. Bert invited the audience to give their opinion regarding the moving forward with the CC&Rs/Bylaws revision.

**Lot #961:** He came to the first adjourned meeting and only the manager was here. None of the Board was present. He feels that Becky should have addressed this during her manager's report. (The lack of the Board's presence). Bert explained that he was present and on zoom. He thanked that Board for their time.

**Lot #636:** Member agrees with Denise. Membership needs to be apprised of the need to revise the CC&Rs/Bylaws. When a member complains then they need to be reminded that they need to be involved. The cost is prohibitive. Members need to be told of the cost. What account does it come out of?

**Denise motioned to not move forward with the CC&R/Bylaw revision due to lack of membership participation and involvement.**

**Further Discussion:** Sheldon feels it is our responsibility to revise the governing documents. He suggests put this on the next ballot.

**MOTION DID NOT PASS DUE TO ABSENCE OF SECOND**

**Sheldon motioned to put the revision of the CC&Rs/Bylaws on the next election ballot with the proposed cost included.**

**Bert seconded the motion**

**Further Discussion:** None

**Approved:** 5 yes 0 nay 0 abstention

**Motion carried**

**NEW BUSINESS:**

None

**OPEN FORUM**

None

**ADJOURNED:** 6:44 PM

**NEXT MEETING:**

October 26, 2023 @ 6:00 PM

Secretary Signature: Denise DeMartini