



Board Minutes of the Board of Directors Meeting on December 28, 2023

PRESENT: Bert Soske, Denise DeMartini, Andrew Bunch, Sheldon Toso

ABSENT: Gregg Wilson

Call to order at 6:00 PM

Flag Salute

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

- *The sole purpose of the meeting is for members to witness Board business being conducted.*
- *Board Members will not engage in conversations/questions during the meeting. 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.*
- *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:

Lot #702: Member corrected the norm statement that this is an open board meeting.

Lot #671: Member asked whether his questions will be answered. Becky responded that a letter was sent to him. He replied that it was not received. Also asked why the ACC Board is not in effect.

APPROVAL OF PRIOR MINUTES:

Bert motioned to approve the November 2, 2023 Executive Board Meeting minutes

Denise seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Bert motioned to approve the November 3, 2023 Executive Board Meeting minutes

Andrew seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Bert motioned to approve the November 16, 2023 Board Meeting minutes

Andrew seconded the motion (fix the meeting start time)

Further Discussion: None

Approved: 3 yes 0 nay 1 abstention

Motion carried

Bert motioned to approve the November 16, 2023 Executive Board Meeting minutes

Denise seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

EXECUTIVE MEETING WAS HELD ON: December 28, 2023

Agenda items: IDR, Violations, Verizon

FINANCIAL REVIEW FOR NOVEMBER 2023:

Operating Account Umpqua Bank (Checking)

Beginning Balance: **\$62,507.23**

Ending Balance: **\$102,594.82**

Debits: \$29,407.85

Credits: \$69,495.44

Reserve Account Umpqua Bank (Reserve)

Beginning Balance: **\$746.24**

Ending Balance: **\$746.25**

Debits: \$0.00

Credits: \$0.01

Reserve Account Mechanics Bank BUSINESS INVESTMENT MONEY MARKET

Beginning Balance: **\$119,121.95**

Ending Balance: **\$53,121.95**

Debits: \$66,000.00

Credits: \$0.00

Reserve Account PNC Bank BUSINESS PREMIUM MONEY MARKET

Beginning Balance: **\$257,570.31**

Ending Balance: **\$258,399.29**

Debits: \$3.00

Credits: \$831.98

Reserve Account PNC Bank Savings Account

Beginning Balance: **\$500.00**

Ending Balance: **\$500.00**

Debits: \$0.00

Credits: \$0.00

Bert motioned to approve the November Financials for the December's meeting

Denise seconded the motion

Further Discussion: Sheldon stated that on December 4th he emailed CID that he did not get a response to. They did make some changes to the report. Reserve deposits have not been made since the beginning of the year 2023. Andrew explained that the money was reinvested into an 8-month CD with a 3.5 percent return. (\$53,122) That is why it is considered "in transit". Funds were transferred from one account to another. Another item they changed is "doubtful accounts recovered." They are using accrual numbers not the actual numbers.

Approved: 3 yes 1 nay 0 abstention

Motion carried

DIRECTOR'S REPORTS:

Sheldon: Read the email that he wrote to CID regarding his concerns.

Bert: Happy New Year. We have been monitoring zoom and feels that the need for zoom has dissipated.

Bert motioned to discontinue using zoom for board meetings

Andrew seconded

Further Discussion: Sheldon would like to get as much member participation as possible. One of the ways is using zoom. He is concerned about discontinuing the use of zoom.

Approved: 3 yes 0 nay 1 abstention

Motion carried

Andrew: None

Denise: None

MANAGER'S REPORT:

- Becky hoped everyone had a Merry Christmas. Happy Holidays and very soon Happy New Year.
- The office is going through old files to find accurate information and cost on the structures throughout the facilities. When the reserve study is updated, the information will be as accurate as possible.
- There have been 7 security cameras added throughout the park and we are hoping this will stop future vandalism.

OLD BUSINESS:

MANAGEMENT COMPANY

HOA Accounting: Fees: \$2450 per month with a one time set up fee of \$945. The annual services are billed hourly the compiled financial statement is sourced out to a CPA/financial firm. Those rates average \$4200.

CID Consortium: Fees: Decreased to \$1938.33 per month (\$23,260/year) and management will be a consultant with no cost unless requested to do something then fee will be \$195 per hour. The compiled financial statement is sourced out to a CPA/financial firm whose rates average \$4200.

At November's meeting Sheldon stated that he does not want CID to collect late fees. CID explained that it is customary for the management company to collect those fees. Other associations will charge a late fee letter cost of \$10 to compensate the fee.

Bert motioned to remain with CID

Andrew seconded the motion

Further Discussion: Sheldon stated that CID has been a "money pit" and their "numbers" have been consistently wrong. We are going to continue to lose money to CID. Interest goes to the HOA and the late fees go to CID. Both Denise and Andrew stated that it is a huge amount of work to switch firms. The other firm is also more expensive. Sheldon stated that he has never heard of other associations that do not keep their late fees. Bert stated that we have discussed this over and over.

Approved: 3 yes 1 nay 0 abstention

Motion carried

Hall Rental Fees: Carried over from November's meeting.

OPEN DISCUSSION:

Lot 702: If you are going to do anything, it should be consistent, fair, and done equally. It should be the same for everyone. The reason fees were charged was because people did not clean up after themselves.

Lot 140: Member thinks we should charge everybody.

Lot 671: Member agrees with both the previous members. He feels that everyone should be treated the same.

Lot 140: Member feels that for a weekend event they should be charged. But for classes during the week i.e. Zumba they should not have to pay fees. Insurance can be cancelled if we waive fees. Some organizations pay the cleaning deposit so they do not have to clean.

Denise motioned to send a 60-day notice to the Fire Department that we will begin to charge a fee for the hall due to the burden to our association. Labor costs for set up and pull down etc. will be charged to the fire department as well. The Fire Department will be charged the cleaning deposit which will be refunded if hall is left the same way it is found. We will also charge \$25 per month for electricity for their personal refrigerator.

Andrew seconded

Further Discussion: Andrew listed the organizations that historically get waivers during the year that should get the same 60-day notice. Sheldon agreed.

Approved: 4 yes 0 nay 0 abstention

Motion carried

Andrew motioned to send a 60-day notice to the other monthly organizations (i.e., Rocky Road, 4H, Lion's Club) that we will no longer waive the fee for the hall due to the burden to our association. The organizations will be charged the cleaning deposit which will be refunded if hall is left the same way it

is found. We will also charge \$25 per month fee for electrical use for personal electronics if applicable.

Denise seconded

Further Discussion: Sheldon asked for clarification to which organizations. Rocky Road, 4H, Lion's Club. Bert thinks it needs further review.

Approved: 3 yes 1 nay 0 abstention

Motion carried

Sheldon motioned to review with recommended changes the hall rental policy for 28-day review. And suggested carrying this over to January's meeting.

Andrew seconded

Further discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion carried

NEW BUSINESS:

ACC APPLICATIONS

LOT 0814: Member attended a hearing last month after a complaint was filed about a fence being erected on their side of the property line. Member submitted an ACC application for the fence and photos. She was unaware that she needed to submit an application for the fence.

Sheldon motioned to approve the application as long as it does not encroach on any easement.

Andrew seconded the motion

Further Discussion: none

Approved: 4 yes 0 nay 0 abstention

Motion carried

OPEN FORUM

Lot #671: Member finds it interesting that he has to wait a month to get an answer from an HOA attorney. He wants his questions answered.

ADJOURNED: 7:09 PM

NEXT MEETING:

January 25, 2024 @ 6:00 PM

Secretary Signature: Denise DeMartini