

HOA BOD Special Meeting minutes 4-23-20

Call to order at 5:33pm ADT

On the phone:

Chris Lancaster
Cliff Manning
Robert Carr
Daphne Hofschulte

Updates on legal issues

Executive session – delinquent homeowner dues: moved Robert, 2nd Cliff, passed 4-0

Into session 5:35pm ADT

Out of session 5:41pm ADT

Regular session: BOD agreed to send informal letter to homeowner asking for response within 30 days with payment plan - Daphne draft letter for BOD approval

Discussion items:

- Procedure for getting balcony bids for both repair/refurbish and replace, materials & labor
Cliff volunteered to call and prepare matrix of info – update at May meeting
Daphne send contractor list w/phone numbers to Cliff
Referred to previous decision to do all 24 balconies
- Cliff volunteered to look into online payment methods for – report later
“Square,” “Express Bill Pay” (800-768-7295 ext.3), “Pay Pal,” etc.
Set up so costs are paid by individual homeowner rather than the HOA
Then offer to Homeowners for individual consideration
- **TABLE** look into website that offers password protection
- Drafts of Declaration amendments proposed by attorney Chris Zimmerman
accepted all proposals except 20.6 – questions - what is and is not covered regarding units?
agreed to schedule a phone meeting w/Mr. Zimmerman for further discussion - TBD
- Procedure for ratification of amendments to Declaration/Bylaws by Homeowners
Schedule Homeowner informational meeting May 7 right before regular BOD meeting
Daphne draft amendment doc and ballot for BOD approval, then back to Mr. Zimmerman
Email both docs to Homeowners before May 7 meeting, vote by email by May 14
Send homeowners reminder 1 day before the meeting
If ratified by 16 owners, send to Mr. Zimmerman to format for Recording
Mr. Zimmerman Record the Declaration – then it’s the legal replacement
Request PDF version of the new document that is searchable

Adjournment at 6:30pm ADT