

HOA BOD Minutes 4-9-20

Call to order at 5:31pm ADT

On the phone: Chris Lancaster, Cliff Manning, Robert Carr, Daphne Hofschulte

New Board member Cliff Manning was welcomed – filling seat B.

Acknowledge 3-12-20 resignations of Susan Dupont and Anthony Wiles - Daphne send thank you

Approved agenda

Add under “discussion” – procedure for approving Amendments to Declaration/Bylaws

Approve minutes from 3-12-20 BOD meeting

Minutes from 3-12-20 Special Homeowner meeting will be approved at the next Homeowner meeting. Robert moved, 2nd Chris, passed 4-0

Legal issues –

Foreclosure unit dues are being paid soon

Bookkeeper working to identify an unidentified dues payment

BOD will consider requests for delayed dues payment due to virus or job situation

None so far

No new violations

Discussion:

- Emergency Contact List emailed to Board members

- Voted to change HOA insurance to Hale & Associates Agency

Robert moved, 2nd Cliff, passed 4-0

Continue monthly payment to HUB until beginning of next month.

(Note: need to wait until Amended Declaration is recorded for quote)

- drafts of Declaration amendments proposed by Zimmerman

Added all asphalt including shared parking area as common elements

Keep “garage depth” on asphalt in front of garages as limited common

(Note: later changed to common element but preserve “right to park.”

Repair/maintenance of limited common elements – refer to required BOD approval

Recommend BOD require current standards unless styles or materials are no longer available – then BOD should set new standards

Discussed elements that are both in/out of a unit, like a sprinkler system – create a clause for HOA to cover damage in case of failure of a common element

Present amendments to Declaration and Bylaws at the same time.

Robert moved, 2nd Chris, passed 4-0

Robert moved, Chris 2nd – Table the rest of the agenda till special BOD meeting 4/16/20

- **TABLED** - summer balcony repair or replace project - decide on procedure for getting bids

- **TABLED** - online payment methods for dues (Homeowners to be surveyed – not done)

- **TABLED** - check for new provider for website that offers password protection – not done

- **TABLED** - Procedure for homeowner ratification of Declaration/Bylaw amendments

TABLED - Electronic votes since the past BOD meeting?

Special email meeting 4-1-20 to approve Cliff Manning 2675C for the Board, Seat TBD

3-yes (2 email, 1 call in) 0-no

Adjournment at 6:47pm ADT