



Board of Directors Meeting Minutes
32-851 Desert Moon Drive, Conference Room
March 6, 2019 8:30am

• **Call to Order:**

President Sandra Barbon called meeting to order at 8:30 a.m., a quorum was established.

• **Roll Call:**

- a. **Board Members:** Sandra Barbon, Harve Rosenthal, Jim Morton, Linda Batson, Wally Tecklenburg, Mike Campbell, Gary Burns, Phil LaPierre and Lesley McShane Mitchell.
- b. **Staff:** Admin. Assist. Marcee Williams.
- c. **Guests:** Will Gonzalez, Alice Tibbetts & Mike Morrissey in attendance.

Approval of Minutes: February 6, 2019 minutes. Moved by S. Barbon, seconded by J. Morton. Approved by all.

- **President Report:** S. Barbon: Inquired with board, and discussion of Citizens on Patrol (COP) on prior information, current information and does COP have a future in the park. Requirements for COP has become very onerous. We will ask Larry Van Over to speak at the general meeting on Saturday, March 9. COP has the funds but need volunteers. Due to liability issues, we can support them but cannot sponsor them. Lighting is good for security also.
- **Vice President Report:** H. Rosenthal: Bylaw committee met and reviewed bylaws in detail. Discussion of following corporate rules vs Davis-Stirling. Davis-Stirling is more member-friendly. Because we are no longer a community interest development, our bylaws need to be re-organized and updated. More review and information are required.
- **Financial Report:** W. Tecklenburg: The February income was \$19,034. This includes \$11,900 in assessments and \$3,145 in transfer fees. Expenses were \$24,912. The checking account balance is \$152,001. Money market balance is \$92,714 and savings account/contingency funds is \$57,495. Discussion on the details of purchasing certificate of deposit.
- **Motion:** Motion to purchase multiple CD's with \$92,000, at a rate of 2.5% for 25 months. G. Burns motions, J. Morton seconds. Approved by all.
- **Secretary Report:** J. Morton: New phone system is up & working. Will meet with office staff on their projects for the summer and summer office hours.
- **Old Business:** W. Tecklenburg: Approved 11 Assistance applications last month and one to be reviewed in executive session.
M. Campbell continues to work on the mission statement.
L. McShane-Mitchell continues to work on the details of the neighborhood party. Checked into insurance coverage.
- **New Business:**
 - Election Procedures 2019-2020: S. Barbon: With the possible changes in the bylaws, how will this affect the election schedule and can we continue with the draft at this meeting. We accept Barrie Smith as nominating committee chair. Members can propose changes to the bylaws
 - Members speaking at board meetings: S. Barbon: Board meetings are business meetings. Suggests that questions be asked at the general meetings on Saturdays during the season. Other board member comments: H. Rosenthal: Some may feel uncomfortable asking questions in front of the whole audience. They should be able to speak at board meetings. W. Tecklenburg: These are business meetings. Board meetings should be closed. J. Morton: We should allow members ask questions here. We are not a huge corporation, we are a homeowners association. Meetings should be open. P. LaPierre: Most members need full explanation and background when the board responds to questions. Believes they should ask questions at the general meetings during the season. M. Campbell: Members should be able ask questions & make comments at all meetings. Board should continue with executive sessions. G. Burns: Many are shy at big meetings. We need to listen and be open to our members and they should be able to ask questions at any meeting. We value their input. L. McShane-Mitchell: At the board meeting environment it allows us to confer with each other about what is being asked. We can also respond at the Saturday meeting. Keep the board meetings open to questions. L. Batson: This purpose of this board is to serve the majority. The rules at the board meetings were not be followed and we had constant interruptions. It is in the bylaws that the board can control when questions are asked.
- Motion to keep board meetings open to member questions at the end of the meeting: J. Morton moves, M. Campbell seconds; Five yeas, 4 nays. Approved.

- Motion to have any member questions and comments, be recorded, and indicate who asks them, and be presented at the presidents' presentation at the beginning of the of the general meetings on Saturdays. P. LaPierre motions, L. McShane-Mitchell seconds. Approved by all.

IX. Committee Reports:

- **Communications:** W. Tecklenburg: Melanie doing a great job with Happenings. Encouraging homeowners to view Happenings on our website to keep printing costs down. Ask that all homeowners keep us informed when they have an email changes. Cleaned up the website and moved some financials. Still investigating secure portal site information. It would require log in, passwords and management of such.
- **Architectural:** G. Burns: Doing many follow-ups to review completed projects with homeowners. We are having great, positive feedback. In February we had 19 applications with 18 approvals. One needed county permit. No hearings.
- **Community Relations:** L. McShane Mitchell: The Community Yard sale was a huge success. The "flags", that replaced the balloons, worked well for everyone. The dumpsters put out during that weekend were a hit also. Must commend Burrtec for their extra effort in picking up the overflow of trash set next to those dumpsters. Could have used a few more dumpsters. Considering having two yard sales each year.
- **CC&R and Senior Housing:** M. Campbell: Remind owners to have everything trimmed up before they leave for the season. Lots of weeds this year. Dealing with a few senior housing issues. Flood issue at Westchester and Tubac easement & 17th hole area. Some blockage with the chicken wire placed below chain-link fencing. Homeowners are responsible for easement areas, and it must be free of blockages and debris. More discussion of this issue. G. Burns contacted our County Supervisor V. Manuel Perez and will be meeting with County Engineer.
- **Legal:** L. Batson: Tried to reach the attorney for Kort & Scott to no avail. W. Tecklenburg: As of April 2018 we stopped paying invoices for litigation because Epsten Grinnell & Howell were not forwarding the reimbursements from Liberty Insurance. Epsten invoiced \$184,278. to Liberty. Liberty reimbursed them \$147,019. We were invoiced \$111,035. from Epsten. We paid Epsten \$91,003. and were reimbursed \$66,253. by them. \$24,818 still needs to be reimbursement to us from Epsten. Liberty's claim processing procedures changed which has delayed the reimbursement.
- **Rules & Regulations:** P. LaPierre: Management had issues with the clubhouse and pools. The project to create secure golf cart parking will begin in about a month. Phil will meet with new regional manager to streamline approval process. Sierra Management is too slow. Need to maintain a preventative maintenance checklist to follow before a problem exists. Discussion of Sierra Managements failure to keep up on maintenance issues. Clubhouse staff needs training. Too many complaints on non-working pools/spas. Health Dept. shut them down.
- **Information Technology:** J. Morton: Mike Morrissey reports: Meeting with Jim regarding office components. Updating security on each computer. Everything is up to date. Office schematic finalized.
- **Action Log:** G. Burns: Discussion of items remaining on the action log, removal and adding new items.
- **Member Comments or Questions:** Will Gonzalez: Commented that he agrees that members should be able to speak at the board meetings. It's important and members actually care what is going on here. They need your feedback. Kort and Scott are not moving on anything they promised. They are going to do the least amount of business they have to with us. We have to force them to move forward with what they promised, or not, so the membership will understand.
- Alice Tibbetts: It may be helpful if a board member recap the motions from the Wednesday board meetings be announced at the general meetings on Saturday. Urges bylaw committee to take the time to make any proposed changes appropriately and not in haste. Board response: This will be discussed with the bylaw chair member. The bylaw committee will not rush to get this done, the committee is trying to get to a point where these items can be presented to the collective board to review together.

Meeting adjourned at 11:40am
Executive meeting immediately following.

(Signature on File/HOA Office)
Jim Morton, Secretary

4-10-19
Date