

MINUTES OF BOARD MEETING

Wednesday, August 23, 2023

1. Call to Order - President
 - a. The meeting was called to order at 5:07 PM
2. Roll Call / Quorum Check - Secretary

Board Members

Position	Unit #	Name	Present	
			Yes	No
President	144	Greg Hubachek	X	
Vice President	11	Celia Barry	X	
Treasurer	148	Perry Fox		X
Secretary	24	Don Adams	X	
Board Member	112	Dave Sullivan	X	
Board Member	152	Karen Cleland	X	
Board Member	36	George Shaw	X	
Board Member	139	Larry Nowels	X	
Board Member	52	Mike Proffitt	X	

- a. Quorum Confirmed
 - b. 7 Homeowners in attendance
3. Approval of Minutes – July 29, 2023
 - a. *Motion to approve minutes as corrected. Motion approved unanimously.*
4. Open Forum - Homeowners
 - a. An Open Forum was held, where members were given an opportunity to address the board.
5. Committees
 - a. Budget Committee - Don Adams
 - i. Budget Committee Report presented (attached)
 - ii. Motion to approve the budget as amended. Motion Passes. 4 yes, 3 no
6. Old Business - Board
 - a. 7-29-2023 Assessment Implementation
 - i. Assessment will be included on next quarterly invoice, which provides 30 days notice.

MINUTES OF BOARD MEETING
(continued)

- ii. President will prepare a message to be distributed with the Assessment invoice.
- b. Insurance Claim Update
 - i. Initial Insurance check of \$188,941.71 received from Farmers Insurance for Winter 22/23 Claim and deposited on 8/8/23
 - ii. GM is in the process of securing Contractors to perform work.
 - iii. Insurance Chair - Greg Hubachek will be primary point of contact for insurance work for the board
 - iv. Board requests reports on repairs/damages to be provided to homeowners
- 7. New Business - Board
 - a. Resignation of General Manager/Office Staff
 - i. Office Manager, Teresa Bertini, resigned effective August 1, 2023
 - 1. Larry and Diane are covering office needs
 - ii. General Manager, Don Bemiss, resigned effective September 14, 2023
 - 1. Board forms a committee to prepare position descriptions, interview candidates, and solicit HOA Management proposals.
 - a. Chair -Perry (pending acceptance); Members - Dave, Larry, Celia
 - b. Approval of Budget
 - i. Action taken by board after Budget Committee Report
 - c. Election by Acclamation of 2023 Board - Vice President
 - i. Motion to fill 3 vacant board positions with 3 candidates running by Acclamation, resulting in no need for an election packet. Approved Unanimously
 - d. Annual Meeting Packet Preparation
 - i. Must be distributed 30 days prior to the meeting (September 21). Target mailing date of September 18,
 - ii. Board forms Meeting Packet Committee
 - 1. Chair - Celia; Members - Sue, Diane, Karen, Larry

MINUTES OF BOARD MEETING
(continued)

- iii. Judy from the Paper Trail will be retained to count ballots for the assessment
 - 1. Diane volunteered to assist
- e. Annual Meeting Plans
 - i. Annual Meeting to be October 21, 2023 at 10 AM
 - ii. Board Members to arrive at 9 AM for set-up and rehearsal
 - iii. Don Adams to pick up food for socializing afterwards
- f. Executive Committee
 - i. Board forms a committee to review and update bylaws. Chair - Celia; Members - Larry, Greg
- 8. Meeting Adjournment
 - a. Concluded at approximately 6:56 PM
- 9. Executive Session to followed regarding the following:
 - a. Approval of minutes from July 29, 2023 Executive Session
 - b. Credit card reimbursements
 - c. Review accounts receivable
 - d. Position descriptions
 - e. Unit 42 damages

Next Board Meeting:

- October 21, 2023, 10 AM: Annual HOA Meeting; lodge and remote

Minutes prepared by Don Adams, issued FINAL