Board Meeting Minutes

February 4, 2020

Present: Gil Ogle, Jan Woods, Chip Ulrich

Chip called a meeting to discuss the agenda for Annual Meeting, content and sequence. Also, reviewed procedure for forming a nominating committee. Vicki suggested two changes to our dues collection procedure.

* Gil suggested keeping meeting time from 7:00 to 8:30, followed by new Directors meeting, so that we vacate the facility at 9:00. Alan confirmed that we can use his meeting room as in the past. **All agreed**.
* Vicki suggested that we raise the late fee to $25. She said that there are only a few that seem to need a nudge and $10 does not appear to motivate. **Approved unanimously**.
* She also suggested that we charge a Transfer fee to new owners, in the amount of $100. Transfer fees are very common for HOAs. Chip felt this makes sense, and suggested that the collected amount all be paid to Vicki. She is the one that must set up the account in her various apps. **Directors approved unanimously.**
* Chip’s director term is up. Gil would welcome being relieved of the second year of his term. Directors appointed four members for a nominating committee: Tom Sorensen; Blake Powell; Denise Trella; Carolyn Daniels. Gil will contact committee members. They need to decide on a candidate to give to the Board to put to a. vote of Owners.
* Our financial review shows that we can cover basic grounds maintenance expenses with dues set as they as they were before increase. Therefore, we are able to continue to put the increased dues into Reserve account.
* The Board decided on a DRB standing committee: Nanci Stacey (Chair), Denise Trella, Blake Powell. Since we have no construction underway or anticipated this year, this committee will be available to approve exterior remodeling, color selections, landscape selections.
* The Board selected an initial Landscape Committee of Alan Elliott (Chair), Mike Daniels, Parker McQuown. They will use the discussion prepared under Alan’s direction to propose next steps.
* The Board decided to not discuss the airb&b situation at this time, other than to support the restrictions outlined in the revised Rules and Regulations document, produced by the re-write committee headed by Anita, with participants of Jan Woods and Sherman Stacey.
* Board discussed including a discussion point in the Annual meeting agenda, to consider allowing a variance to rental rules, to allow for “bed and breakfast” style of renting.
	1. Variance to one family unit at a time
	2. Would require owner be present during the time it is being rented to a B&B customer.