

Ventana Lakes Property Owners Association

Board of Directors Regularly Scheduled Meeting Saturday, September 13, 2008 Minutes

Called to Order: by President Sue Alandar at 9:30 a.m.

Pledge of Allegiance

Meeting Location: Ventana Lakes Yacht Club
20015 North 108th Avenue

Board Members Present: Sue Alandar, Darrell Smith, Tony Fiore, Moe Frenette, Richard (Dick) Matsuishi, Joe McCord, and Lori Norris

Property Manager present: Jack Donovan

APPROVAL OF MINUTES

Frenette moved, McCord seconded, APPROVAL OF OPEN MEETING JULY 16, 2008; EXECUTIVE SESSIONS JUNE 17, 2008 AND JULY 15, 2008 MEETING MINUTES.

Motion Passed (6-YES)

President Alandar, started the meeting out with recognizing all the volunteers and the wonderful job they do around Ventana Lakes Community. It had been suggested that t-shirts, hats or something be purchased to recognize all the volunteers, but some of the volunteers did not feel it was a necessary expense. So instead, the committees are being acknowledged by allowing them to report at the beginning of the meeting, thereby affording them the option to leave the meeting after their report at their discretion. Maintenance Committee chairperson Dave Bracken was asked to start off by recognizing the “A Team” for all their hard work and acknowledge how they save the Association a lot of money.

COMMITTEE REPORTS

Maintenance

Chairperson Dave Bracken, the Maintenance Volunteers are affectionately referred to as the “A Team”, we volunteer year round and get things done. Any project we can do, we do, sometimes it’s beyond our scope (liability, insurance concerns, etc.) or if we do not want to do it, we refer the job to the Property Manager to arrange for the work to be completed. One of our common responses is; “Maintenance don’t Paint”.

Several projects completed this summer; repaired a gate and straighten railings at the Yacht Club and rebuilt the bandwidth at North Park. Anyone that sees anything wrong or that needs fixing in the community, please call the Management Office and please leave your name and a call back number so if we can’t find what’s been reported, we can call and get further clarification.

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Architectural

Chairperson Ken Hunstad, there was only one request in July, so the committee canceled the July 21st, 28th Aug 11th meetings. There were 39 request addressed at the August 18th meeting; 28 inspections and 15 reported violations.

The committee would like the Board to look into three issues; allowing pigeons to nest on roofs, feeding wildlife within the community and vacant residences with negligent landscaping. Need guidelines or rules drafted to enforce compliance. Another thing, it says no feeding animals, the Association is in violation of that rule, hundreds of pigeons feed off the lawns when they reseed, I think we ought to put in poison seed or take the grass up and put in rocks.

Lakes

Chairperson Tim Willems, algae, leaves, debris floating along shorelines need to be removed, volunteers have accomplished this in the past, but not when it is 110 degrees. This is something that should be included in our landscaping contract. (President Alandar – we are paying for it now) Volunteers are cleaning debris out the circulation system baskets on Lakes #1, #2, #3, #4, #5, and #6 each morning and I believe some one will be doing on the weekends as well. Lakes #7, #8 and #9 are smaller and only have aerators. These baskets need to be kept clean in order to avoid burning up the pump motors which is a cost saving. Some homeowner's volunteer ally raked up top water algae and debris. There are two kinds of algae, one is good (fish food) and one is bad (red algae/floats on top of water). The algae on Lake #1 is good algae, it is food for fish. Lakes #3, #4, #5 and #6 minnow traps are pretty well full of fish, which is good food source for the bass. Lake#2 has algae, which is not the bad top water kind. The monsoons have dump a lot of water into boats along the lakes, please remove the water as this becomes a breeding ground for mosquitoes. Boats should be rinsed off prior to being placed into lakes as foreign items may be introduced into the lakes and cause problems. Shrubbery along all lakes is encroaching upon walkways which are not good; individual's legs are getting scratched and debris is falling into lakes. Lake # 8 had the bad red algae, with is also poisonous to the fish and duck which may be why we has so many dead fish and ducks in the area last month. Red algae was probably brought in from ducks/geese from another contaminated water source. Four dead carp fish weighing a total of 70lbs and were approximately 31 inches in length probably were at the end of their life cycle. Last year the lakes were stocked and because we had such a large die off this year, we may look at stocking the lakes again next year.

Truck Traffic and Environmental

Chairperson Joe McCord, on August 12th a Maricopa County Department of Transportation (MCDOT) meeting was held at the Universal Church on 114th Avenue on the Avenue of Arts. There was pretty good representation from MCDOT and City of Surprise, but Ventana Lakes had a very small showing. It is important that the VLPOA attend these meetings to ensure our interests are heard. Currently there are six proposed routes. Some time in October there will be a MCDOT meeting held at the VLPOA Yacht Club and by then there will only be 3-4 proposed routes. Five options are proposed for a north/south direction along the Aqua Fria River and one is an east/west direction which does nothing for the east side of the Aqua Fria.

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PRESIDENT'S REPORT

The Board will be setting a lot of special meetings today, as the summer comes to an end and people return to Ventana. Not the least important will be our first budget meeting. We're faced with rising costs, and I have to let you know that one of the reasons is because of the dwindling number of Volunteers in our Community. An example, we have had to hire people to remove dead fish from the lakes, and clean debris from the fingers of the lakes after the monsoon storms, something traditionally taken care of by our Volunteer Lakes Committee, which is dwindling in size if not in spirit. It isn't just a matter of people quitting because of past disagreements. So many of us are growing older and just can't do as much as we used to, and there just don't seem to be as many newcomers to step in and take their place. This is something we are all going to have to work on, and to do that we must all continue to foster the sense of Community that is so important to us.

I call on everyone to welcome new neighbors, invite them to activities, and let them know they are important to Ventana Lakes. I know in many cases I am preaching to the choir here, but volunteering is a reward in itself, as it brings you new friends and a feeling of accomplishment and satisfaction. Especially after we retire, that is necessary to keep our spirit happy, and that helps us stay healthy. Think about it!

I am really hoping that some of you will think about the big volunteer job—running for the Board! We have three seats coming up for election very soon. I know that at least one and very likely two of our board members will not be running again. There is still so much to be done -- we need your help to serve Ventana Lakes. Please think about it!

TREASURER'S REPORT

Treasurer Frenette, I like to open by thanking the members of the Horseshoe Group who set up the chairs and tables for the meeting today. I apologies for missing the task, I simply forgot. I would like to open the task up to other men's groups here at Ventana to volunteer to set up the room for meetings, since most of 2008 it has been completed by the Horseshoe Group.

Colby Financial Statements - The July financial statements became were previously posted on the website. The August financial statements were posted on the web site on 9/11/08.

Master CD's - The INDYMAC CD was reinvested to a CD with Wells Fargo Bank Lehman Bros. Comm. Bank, SLC, UT at 3.7% due on 8/13/09. A \$79,000 CD was invested with the Wells Fargo Bank MMKT Account. The FNB/Mutual of Omaha Bank CD of \$83,624 was reinvested into the Wells Fargo MMKT Account. We currently have \$165,120 invested in the Reserve MMKT Accounts. We have adequate liquidity to cover upcoming reserve expenses for the Recreation Center parking lot repaving, kitchen improvements, & shore landscaping improvements. Looking ahead we have no more CD's due in 2008 but have many CD's due throughout 2009.

Gardens CD's - No new activity in this area. Looking ahead the World/Wachovia Bank CD is due in November. This will be reinvested into the Gardens Wells Fargo Investment Account.

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Delinquent Homeowner Accounts - The past due balance is \$15,433 as of 8/31/08. Demand letters were sent out to 3 homeowners (\$1,812), 3 other homeowner accounts were turned over to an attorney for collection activity (\$3,710), and we have a total of 3 homeowner accounts that are in foreclosure (\$2,573).

2008 Audit – Greg Jenner CPA advised he is in the final stages of his verification process with Colby and CD's. He also advised that audits take longer due to additional verification steps imposed by the Federal Government and the CPA Board such as a peer review by an unrelated CPA firm for which the cost is already included in the bid.

2009 Budget - The Board has scheduled a work study session for the 2009 budget on 10/18/08. This is an opportunity for all homeowners to provide input into the 2009 budget. I am looking forward to hearing from any concerned homeowner. Please attend this meeting as it concerns all of us.

McCord moved, Norris seconded, TO ACCEPT TREASURER REPORT DATED SEPTEMBER 13, 2008.

Motion Passed (6-YES)

MANAGER'S REPORT

1. The Yacht Club Kitchen remodel is in its final stages. When completed it will be eligible for a Class 3 License from the Maricopa Environmental Health Department (MEHD). Currently we have a Class 1 License which allows prepackaged foods only, a Class 3 License will allow food to be cook and beverages served. Because of the timing uncertainty of the MEHD inspection, it is difficult to set a firm date on the opening of the kitchen.
2. We have had a number of dead ducks in the lakes. Other than old age (and ducks do die), the primary reason for the deaths is the feeding bread to the ducks. Bread is a poison for ducks, causing a kind of botulism in their intestinal tract. The CC&Rs are clear regarding the feeding of any kind of wildlife – please don't do it.
3. We have had another breakdown of a piece of exercise equipment at the Recreation Center. It will be repaired this week.
4. Ventana Lakes was buffeted by two separate monsoon storms, one on the 29th of August, and another on the 31st. There was extensive damage to community trees; some were knocked down by the storm, others had branches torn off. Our landscapers have caught up with the work from these storms and if the weather holds, we should be okay on any additional damage.
5. We have had a spat of irrigation leaks. When they are reported to the Management Office, we check them out, flag them, and then issue a work order for their repair. We will, undoubtedly continue to have this problem, as the system of piping is 20+ years old. Eventually we will catch up and be able to concentrate on landscaping issues other than irrigation.

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6. The Yacht Club portico repair has been completed, and the re-painting of the portico was completed yesterday. There was extensive internal damage to the portico, all of which was documented by digital photography. Though we received a check from the bus company's insurance carrier, we did not cash the check, as in the opinion of the Board and our attorney, the settlement was far less than the cost of the repair. All final bills and the documented evidence of repair will be sent to the insurance company with copies to the Boards and to the Association's attorneys.
7. The tear in the carpet of the Card Room, was repaired at a cost of \$150.00. The carpet was cleaned on Wednesday, at a cost of \$140.00.
8. The Shores area has been re-seeded, but this was done incorrectly and needs to be redone, to be addressed with CareScape, our current contract expires November 2008. Painting of the lake fence at the Shores will commence at the end of September. This timing will give the grass an opportunity to grow up and be anchored before painting takes place. CareScape has used a combination of Bermuda and Fescue grasses to provide a longer growing term into the fall. After all work has been completed, Shore's residents who have fences will receive an invoice for their share of the welding and painting.
9. We have recently had a red algae problem on Lake 8, especially in the finger along Cimarron, where the algae had begun to move into the body of the lake from that finger. Water Resources has treated the area, with the result that 90% of the algae had been cleared. The finger and adjacent areas have been treated again, to kill the remaining 10%.
10. What had been a coyote problem seems to have dissipated. It has been more than 2 weeks since the last reported sighting. However, please be alert and if you let a small dog out in your backyard, it would be wise to stay out with the dog.
11. You will notice that the area around the Verizon Tower has been covered with stone, to match the rest of the area. The original plan called for the placement of irrigation lines and the laying of sod or seeding. While we were waiting for a decision from Verizon, we noticed that a "cherry picker" had been driven across the area in question to service the tower. It was obvious that sod or seed would soon be destroyed when the tower needed service, so we opted to cover the area in stone. Our thanks to Verizon for their cooperation, and for their generosity.
12. Corner residential lots with shrubbery along sides need to maintain the landscaping so as not to obstruct the view of motorist.

NOTE: Manager Donovan tasked with obtaining a permit from Game & Fish to remove three handicapped geese that can not fly and have made Ventana Lakes a permanent home. Cost for professionals to remove approximately \$1,850.

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OPERATIONAL MATTERS

1. RFQ 08-09 IT Maintenance Contract

Seven RFQ's went out, and three bids were returned. Bids received were from Beemer Technologies at \$1,200 per year which covers 1 hour remote and 1 hour on-site visits per month, IT Total Solutions (VLPOA currently utilizes this repair service) at \$1,200 per year which covers 1 hour remote or 1 hour on-site visit per month and the final bid was from VLPOA resident Chuck Schumm who charges a flat rate of \$45 dollars an hour. Mr. Schumm is very knowledgeable of the VLPOA Computer System and also offers on or off-site software program training.

Smith motioned, McCord seconded, ACCEPT BID FROM CHUCK SCHUMM AT A RATE OF \$45 DOLLARS AN HOUR TO MANAGE THE VLPOA MANAGEMENT OFFICE IT ISSUES.

Motion Passed (6-YES)

2. RFQ 08-08 Fitness Equipment Maintenance Contract

Six RFQ's went out, and two were bids returned. Bids received were from AAA Equipment Repair Incorporated at \$1,020 and Advantage Fitness Products (VLPOA current repair service) at \$1,508. Both bids cover four visits/per year and are limited to tests and inspections, any repair work and parts would involve additional costs, including travel costs (approximately \$50-\$75 per visit).

Treasure Frenette, \$2,400 was budgeted for the maintenance of fitness equipment and to date we have expended \$4,700 for fitness maintenance.

Manager Donovan, I don't know why a Community of this size, that the equipment is taking such a beating.

Secretary Norris, wouldn't a preventive maintenance agreement protect or reduce potential damage to equipment if the equipment is being inspected, cleaned, and lubed on a quarterly basis?

Manager Donovan, you asking me something I can't answer, because we've never had a maintenance contract. If you go with a maintenance contract I recommend you accept the Advantage Fitness contract because they are the ones currently maintaining the equipment, they are the ones we have bought a lot of the equipment from therefore they know the equipment.

VP Smith, per the Advantage contract it does state as part of the Preventative Maintenance Agreement, and AFP technician shall inspect the equipment at no charge to Customer in order for AFP to determine whether repairs are necessary in order to bring the equipment into good operating condition suitable for coverage under this Agreement.

McCord motioned, Frenette seconded, ACCEPT ADVANTAGE FITNESS PRODUCTS BID FOR \$1,508 ANNUALLY TO COVER FITNESS EQUIPMENT.

Motion Passed (6-YES)

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3. Solar Energy to heat VLPOA Pools

Board Member McCord, if we go to solar energy to heat all pools all year round (winter months only), then we would qualify for a 60% rebate of the costs. Solar heating would save 30-40% of our utility expenses. The cost would vary from pool to pool, from \$9,000 to \$25,000, but the rebates would reduce 60% of those costs.

TABLED FOR BUDGET MEETING SCHEDULED FOR OCTOBER 18th

OLD BUSINESS

1. Advertising in Newsletter

Board Member McCord has research cost and developed a plan for redesigning the Newsletter to a tabloid design. Through Peoria Press an 8-page tabloid would run \$548 for pages 1, 4, 5 and 8 in color or \$327 for all black and white. McCord believes we could sell enough advertising to pay for the tabloid in full. Volunteers would be needed to sell advertisement space. A plan needs to be developed which identifies the advertisement space costs and how the volunteers would be organized to sell advertisement space.

VP Smith has research printing cost through the Department of Corrections Print Shop who can produce at 60% reduction of any other print shop all VLPOA has to do is provide the disk with the information and layout.

THE BOARD AGREED TO APPOINT JOE MCCORD AND SUE ALANDAR TO FINALIZE THIS PROJECT.

NOTE: VP Smith to obtain a sample of printed materials from the DOC Print Shop by October 1st for review by the committee to see the quality and designs and a cost sheet.

NOTE: Resident Lori Schould volunteered to assist with the layout of the Newsletter.

2. Swimming Pool Issues

- a. Heating - currently the "Community Rules" state: two pools are heated each year from about October 1 through May. The heat may be turned on sooner if there are three consecutive days of warmer temperatures. Some homeowners want them all heated, some homeowners point out that the pools are not for therapeutic use; we have the spas for that. The cost of heating the pools is not small, therefore it is being proposal that only two pools be heat and that the Recreation Center Pool be included in the rotation, which means there will be two years that the Recreation Pool will not be heated, while two other pools are heated.

Smith motioned, Norris seconded, THE ASSOCIATION IS TO HEAT ONLY TWO POOLS DURING THE WINTER SEASON, ONE SHALL BE THE DESIGNATED CHILDREN'S POOL AND ONE SHALL BE AN ADULT POOL, WITH ALL POOLS (INCLUDING THE RECREATION CENTER POOL) TO BE INCLUDED IN THE HEATING ROTATION, WITH THE OPTION TO REVISIT SHOULD THE ASSOCIATION DECIDE TO INSTALL SOLAR

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HEATING PANELS. THE ROTATION SHALL BEGIN OCTOBER 2008 WITH RECREATION CENTER AND THE NORTH PARK POOLS.

Motion Passed (6-YES)

NOTE: A FOLLOW UP COMMUNITY POLE REGARDING THE PLACING OF ALL POOLS (INCLUDING RECREATION CENTER POOL) INTO A HEATING ROTATION SHALL BE PLACED IN THE OCTOBER NEWSLETTER.

- b. Yacht Club Pool Designated as the Only Children Pool - it has been pointed out that the builder designated the Yacht Club Pool as the only pool for children; this was changed to a rotating schedule by the Board. Reasons for designating the Yacht Club as the only children's pool may be related to the shallow features of the pool – safety; the distance from residences – quiet; and the amount of available parking for visitors. Would anyone like to consider returning to this policy? Resounding NO.
- c. Set Temperature of Heated Pools – The Property Manager is constantly being asked by residents to adjust water temperature up and down. Constant fluctuation plays havoc on the Manager, the residents and the equipment. It is recommendation that the pools be maintained between 85 and 88 degrees when heated.

Fiore motioned, Frenette seconded, ESTABLISH SET TEMPETURE SETTINGSS FOR HEATING POOLS AT 85-88 DEGREES.

Motion Passed (6-YES)

- d. Hours for Children – Currently one pool is designated as the children's pool for all persons age 4 through 17 and they are to only use the children's pool between the hours of 10:00 am and 7:00 pm. A responsible adult age 18 or older with a VLPOA ID badge or GUEST PASS must always accompany and supervise children at all times when children are in the pool area. It is being proposed to change the children's use hours to between 12:00 pm and 6:00 pm, this would allow pool time for the homeowners during the fall, winter and spring, who don't want to go to the Recreation Center pool.

NOTE: TABLED PENDING COMMUNITY POLE TO BE CONDUCTED IN OCTOBER NEWSLETTER. THE CURRENT CHILDREN HOURS REMAIN IN AFFECT.

- e. Pool Violations – There are Pool Monitors who work very hard trying to keep our pools safe. But it appears they may need some help from the Board. Many public pools have had to be closed down because of people becoming ill from bacteria in the pools. Anyone who sees a violation of children with diapers in the pool must report it immediately and we are hoping the persons can be identified so that the Board can take action. We also want to ensure other violations that involve safety and health are reported so that we can address them. It is being suggested to add to the current pool policy that when a person is identified who violates a rule endangering the safety or health of any person, a report shall be submitted to the Board for enforcement action.

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Frenette motioned, Fiore seconded, INCLUDE POLICY THAT WHEN AN INDIVIDUAL IS IDENTIFIED AS VIOLATING A POOL RULE WHICH ENDANGERS THE SAFETY OR HEALTH OF ANY ONE, A REPORT SHALL BE SUBMITTED TO THE BOARD FOR ENFORCEMENT ACTION. PERAMITERS SHALL BE SET AT A LATER DATE.

Motion Passed (5-YES / 1 Abstain – Smith out of room at time of vote)

NOTE: Manager Donovan to remove broken pool furniture from sight, they are suppose to be stored in the corral, a locked storage area behind the Yacht Club.

3. Process and Schedule for CC&R /Bylaw Changes

This is probably the most important project that has been undertaken in Ventana Lakes. Our governing documents were written in 1986. We are required to comply with CC&R's that are almost impossible to understand. Our CC&R committee has worked steadily for years to fix this. On Friday, September 12th, two of the Committee members, and Dr. Matsuishi and I, met with the attorney from Ekmark to work on the final draft.

Don Holtzee, We need 75% of VLPOA homeowners to vote on the changes. Everyone should have received the schedule for reviewing the changes in the recent assessment mailing. It is very important for everyone to participate and attend one of the meetings. A hard copy of the CC&R's and Bylaws will be provided at the meetings or at the Management Office. If 75% review is not obtained, a door-to-door effort will have to be instituted. The review meetings are scheduled to begin October 20th. Although the last meeting is scheduled for November 8th, the Committee is willing to hold other meetings should they be necessary.

NEW BUSINESS

1. Requests for additional changes to CC&R's/Bylaws

With the exception of number 1, these were additional changes to the draft CC&R's that we discussed with the attorney Friday, September 12th:

a. from homeowner re:

- (1) Requiring posting of agendas; 48 hours prior to meeting
- (2) New method for determining maximum annual assessment; the attorney did approve language for the draft CC&R's that would require the Board to post an agenda.

b. from Board President re:

- (1) legal definition for "harm to the community"; I was told there is none, it is simply an expectation of reasonableness;
- (2) enforcement tools; These will be discussed more fully at the meetings, but we will be adding provisions ensuring the Board is able to enforce the CC&R's and the Architectural Rules;
- (3) emergency establishment of interim board; This is already covered in our CC&R's
- (4) Board procedural practices The draft will include the requirement for posting agendas 48 hours before a meeting.

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- c. from Board President and Director Matsuishi re:
CC&R's Article IV Section C.1. (Architectural) We were able to make changes that will allow more flexibility in drafting the Architectural Rules for our community in today's environment. i.e.: Clothes drying facilities. Allow clotheslines in areas where they cannot be seen from the exterior of the lot.

2. Proposal to purchase Defibrillators for Recreation Center and Yacht Club

Board Member McCord, I do not have cost at this time, but this is something we should have. Under the Good Samaritan Law and with the new technology you really can not do anything wrong.

Chuck Hellquist, the Good Samaritan Law does not cover that particular area, and the law here requires you have a certified person operating the equipment and having association with a doctor. When we had defibrillators before, they are costly to maintain, we checked with the Association Attorney's and they advised we open ourselves up for liability. That is why we decide not to maintain them here. Lois Owens would be the one to contact for further information.

Unknown Resident with nursing background stated current technology has advanced in the last few years and depending on the type of equipment you purchase, you do not need to have any prior training to operate. Some equipment is completely fool proof, it even tells you when to shock and when not to.

TABLED TO BE DISCUSSED AT BUDGET MEETING SCHEDULED FOR OCTOBER 18TH.

3. Appointment of 2009 Election Committee

President Alandar, It's almost that time of year again, and we must ensure we are prepared. I would like to formally re-appoint Pat Bracken and RoseAnn Fiebig to run our Election Committee. Additional volunteers are still needed to assist.

Fiore moved, Matsuishi seconded, REAPPOINT PAT BRACKEN AND ROSEANN FIEBIG TO RUN THE 2009 BOARD OF DIRECTORS ELECTION.

Motion passed (6-YES)

4. Resolution on Signors of CD's for Ventana Lakes CD's

Treasurer Frenette, the bank is requesting further justification in the form of an Association Resolution as to who is authorized signature authority on financial matters.

Frenette moved, Fiore seconded, ALL VENTANA LAKES CERTIFICATES OF DEPOSIT SHALL HAVE TWO SIGNORS AT THE TIME THEY ARE OPENED: THE CURRENT PRESIDENT, AND THE CURRENT TREASURER.

5. Scheduling of Special Board Meetings

The following dates have been selected to hold special meetings to address several in-depth discussions on some crucial topics.

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- a. Saturday, October 18th, 2:00 p.m. Subject: 2009 Budget
- b. Saturday, October 25th, 2:00 p.m. Subject: Architectural Guidelines & Procedural Rules
- c. Saturday, November 1st, 2:00 p.m. Subject: Gardens and Masters Issues and Concerns

6. Proposal to plant tree in Memory of Esther Goldberg

Gail Hellquist, several friends of Esther Goldberg and the Book Club Group would like to plan a tree in Ventana Lakes in her memory. The group would pay for the tree and the planting. If possible, we would like to have it near the Yacht Club or lake. It would replace any tree that has died. Since Esther lived in the Landings, it would be great if it could be planted on the South side of Beardsley.

NOTE: Planting of the tree to be coordinated through Property Manager.

Chuck Hellquist suggested a wooden Memorial plaque be placed in the Yacht Club where small brass engraved name plate can be placed to further recognize individual memories.

7. Proposal to hold Board Work Sessions

Board Member Matsuishi and Treasurer Frenette attended an HOA legal session where Board Work Sessions were discussed. Most Associations have open Board “Work Session” meetings where items are discussed in-depth, no voting, only ideas and information is exchanged. By discussing items in-depth prior, the Open Board meeting time will be reduced because only a synopsis of what was discussed at the Work Sessions is presented and voting occurs. Or a “consensus agenda” which list all the items discussed and one motion is cast to adopt all items at once, unless some one ask to discuss a particular item further, then that item or items are removed for a separate vote.

President Alandar, my only concern is previous “work sessions” were held at the Management Office, they were not open to the community and there were no minutes taken. I would recommend we hold “work session” at the Yacht Club and open it to the community. It means having two Board meetings a month, rather than one and a “work session” agenda shall be posted prior to the meeting.

Matsuishi moved, Frenette seconded, THERE SHALL BE OPEN WORK SESSION MEETINGS PRIOR TO THE SCHEDULED OPEN BOARD MEETINGS. THE WORK SESSION MEETINGS SHALL BE OPEN TO THE COMMUNITY AND AN AGENDA POSTED 48 HOURS TO THE MEETING.

Motion passed (6-YES)

Fiore moved, Matsuishi seconded, THERE BEING NO FURTHER BUSINESS TO DISCUSS, MOVED TO ADJOURN.

Motion passed (6-YES)

Board Meeting adjourned at: 3:50 p.m.

Lori Norris, VLPOA Secretary

Date: _____