

Board Meeting – August 7, 2019 at 6:30 pm

Purpose of this Board meeting was to address immediate issues related to the Board transition.

Present: Teresa Topping, President; Jody Matthews, Vice-President; Peter Schrempf, Treasurer; Jean Homan, Secretary; Bryson Browning; Sue Brown.

Agenda:

1. Invoice for Archon, approved by the Board at the July meeting, where the Board inadvertently acted without a full five members, needs to be formally approved by a board capable of approving the invoice. The invoice is in the amount of \$10,909.80.
Motion: Jody moved to pay the Archon invoice; Teresa T. seconded. All in favor. Motion passed.
2. **Motion** to move the monthly board meeting for the Association from the third Wednesday of each month to the last Monday of each month. Sue moved to so move the meeting; Jody seconded. All in favor. Motion passed.
3. Issue of whether to change the lock on the office was discussed. Jody indicated that when the key project was done, the keys were made non-duplicates, so there is not a risk of duplication, although it is not entirely clear who currently has a key. Louise has returned her keys this evening (office key, after hours key, and inside-bolts key - the "CC" key (locks the social room and the hot tub). Teresa L'Amarca has all three keys and has not yet returned them. Per Jody, Micki and Ellen were not ever given keys to the office or the after-hours key for the building.

There is also a lock box on the outside of the building. It contains an office key, the lock for the pool, a CC key, the Community Center doorknob key, and an after-hours key. Aqua Rec, Tim Thaden, the previous board members, and Eddie have the combination to the outside lock box,

Motion to change the lock on the office and the locks controlled by the CC keys if the Board cannot account for all of those keys by 10 pm on Thursday, August 8, 2019. Peter moved; Jody seconded. All in favor. Motion passed.

Jody noted that when the combination on the outside lockbox is changed, we must be sure to advise Aqua Rec of the new combination. Sue recommended that we set up a second lockbox containing just the keys that Aqua Rec needs to do their work. **Motion** to install second exterior lock box to contain just the keys that Aqua Rec needs to service the spa and pool – Jody moved; Peter seconded. All in favor. Motion passed.

4. Regarding locking the Community Center. Teresa L'Amarca and Louise Richardson were locking and unlocking community center. Eddie is unlocking the Community Center, Monday through Friday. Dennis Schimke, Teresa T.'s husband, is willing to lock up weekday evenings and morning/night on weekends. The goal is to have another solution in place by the first or second week of September.

Teresa T. will send an email to TMT, asking TMT to obtain bids for security companies to take over this function.

The board also discussed the need to look at new security system overall for the community.

Discussion regarding changing the Board meeting format. Rather than starting with an open forum (before the community members have a chance to hear about the agenda items), the Board will start with the Board's business meeting. During the Board's business meeting, the floor will be opened for comments from community members after board discusses each agenda item but before the Board takes a vote. This will allow community members to make comments on each agenda item; comments will be limited to the specific agenda item under consideration, 2 minutes per person. Following the conclusion of the Board's business meeting, there will then be an open forum for comments from community members on any subject.

All agree that this format will be more effective for community involvement.

Discussion re: next step on remediation process. We do not know whether TMT has had any direct contact with Sound View Consulting (the consultant recommended by Barghausen to assist with obtaining the Critical Area Development Permit). Peter will research and then reach out to Sound View to determine what, if any, their role will be in the coaching meeting to be scheduled with the City. Peter will ask Sound View to prepare a proposal for the Board's consideration.