

## Special Board Meeting – March 19, 2020

Board members present by Zoom (teleconferencing application): Teresa Topping (President), Jody Matthews (Vice President), Peter Schrempf (Treasurer), Jean Homan (Secretary), Sue Brown (Member at Large), Bryson Browning (Member at Large), Brooke Picone (Member at Large)

Teresa introduced the issue that was raised with the Board by Bryson via text, wherein Bryson indicated that he wanted to be president. Teresa read the following quotes from the text exchanges so that they would be reflected in the minutes:

“I need Teresa to move aside or get involved.”

“So step up and help or get out of the way.”

“I have no problem becoming president.”

After introducing the issue, Teresa gave Bryson the opportunity to present his position to the other Board members. Bryson indicated that he did not intend to bring a motion to remove Teresa as President and to seek the position himself, as he thought it was irresponsible to do so at this time, due to the ongoing health crisis and because the Association members cannot participate. Teresa pointed out that appointment to executive positions on the Board does not involve the Association members; the Board members vote on appointments to the positions following the Annual Meeting. Bryson expressed concern about Teresa’s leadership skills in setting performance parameters with TMT, but insisted that there should not be a vote on appointments to Board positions until the Annual Meeting.

Jody has offered to stay on the Board until Annual Meeting could be held (March 2020 Annual Meeting postponed due to COVID 19 health crisis and recommendation for social distancing). Jody inquired as to whether the other board members have a position on her staying. Teresa wants Jody to stay until the Annual Meeting— for consistency and due to her historical knowledge. Everyone agreed.

The next issue addressed was the possibility of appointing Jackie Ulhemann to the board. All voted in favor of motion to appoint Jackie Ulhemann to the Board, effective March 23, 2020, when Jean resigns from the Board. Both Brooke and Jackie are temporarily appointed and will be up for election at the Annual Meeting, whenever it can be held.

Peter expressed desire to step down from Treasurer position to position of Member at Large immediately, so that he can focus on management of the gully remediation project. Teresa advised that Jackie has an accounting background and has served in multiple board positions (secretary, president, treasurer) and stated that she thought Jackie would be an appropriate appointment to the position of Treasurer. Bryson indicated that he would like to be treasurer for a few months; work with Jackie for a few months and then turn the position over to her. Peter indicated that he would be on the Board for a few months and can be available to assist Jackie with the transition. Peter advised that if the position would be turned over to Jackie in a few months, it would be better for her to immediately assume the position, in the interests of consistency. Teresa, Jody, Sue and Brooke agreed. Jody also indicated that it would be a good idea for Bryson to cross train for backfill purposes and the other Board members agreed.

Bryson indicated he was interested in the position so that he could work on securing a new management company. Teresa indicated that he could work on the issues he wants to address without being treasurer.

Jean expressed concern with Bryson's inability to manage his frustration levels and given his conduct recently and specifically in the text messages, he does not presently have the skill set necessary for a leadership position and that he needs to develop additional skills before being put in an executive position. Jean indicated that would abstain from this vote because she is leaving the Board on Monday.

All Board members, except Jean (who abstained), voted to appoint Jackie as Treasurer. Peter will step down as Treasurer on March 23, 2020, when Jackie's appointment to the Board is effective.

Final issue for discussion was how the Board should conduct future meetings during the COVID 19 pandemic. The decision was made that for the April meeting, the Board would meet without having any homeowners present in order to limit the total group size to less than 10 and to allow the persons in attendance to keep a sufficient distance from each other.

The Board discussed the importance of giving the membership an opportunity and process by which they can pose questions and raise issues with the Board (kiosks, Facebook, email blasts, have Eddie move message box to the wall outside the building (by the door closest to the pool) – lock needs fixed on the box). Jody proposed that the Board adopt a specific format for the status updates on ongoing issues: introduce subject, provide status update, invite questions. In light of the difficulty in communicating in this way, it is important to keep format clear, clean and consistent to ensure that we answer their questions.

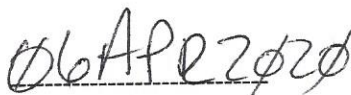
It was decided that TMT should produce the monthly board packets even if meeting not held, so that the Board has all of the appropriate information to stay current with ongoing issues. Most Board members indicated that receiving the board packet in digital format was sufficient; Sue indicated a desire to get a paper copy.

Teresa advised the Board that a resident in the A Building expressed concern about Eddie vacuuming the stairwell and spreading germs. Board is willing to allow her to vacuum her own stairwell (as per her request). Peter and Bryson indicated that it would be very difficult to track that if there were too many people making similar requests. Bryson indicated that if Eddie starts to feel sick that he should stay home, but if he is well, he should continue with his regular daily assigned duties. The Board agreed.



Brooke Picone

Secretary of the Board



Date