



BOARD OF DIRECTORS
OPEN SESSION
MINUTES

Saturday, 10:00 am, at the Clubhouse
December 10, 2016

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1. The meeting was called to order at 10:05am. Rod Olguin, Bob Sutherland, Darryl Hall, Therese Harris, Steve Gasperson, Randy Gillenwater, and Chris Qualls were in attendance.
 2. **SUMMARY of EXECUTIVE SESSION**
Steve Gasperson summarized the items that were discussed in Executive Session, including announcing that the General Manager was let go and that the Association is advertising the position.
 3. **COMMITTEE REPORTS**
Station 34 – Larry Munro briefly discussed the Fire Departments support for the auxiliary member’s fire department staffing proposal.
Recreation – Therese Harris and Bob Dietz announced that there would not be a community New Year’s party at the clubhouse, there is the Christmas Light Parade and social this evening, that there is the Paint Party scheduled at the Clubhouse Sunday, the Christmas party with Santa is December 17th and Santa Paws is December 18th.
ARC – Darryl Hall talked about how the ARC has set up a subcommittee to review properties that have ARC and CCR violations. A procedure is being set in place to request that the property owners comply.
Finance – John Eicholz announced that the committee had their monthly meeting and the committee’s main focus was the West Ramp option agreement and payment schedule and the monthly financials.
Fire Wise – Bob Dietz announced that they are renewing the Fire wise registration with the State, and that there will be a chipping service in January where people can bring their trimmings to the curb and the tree service will chip it for them.
Private Marina – Randy Gillenwater announced that all of the vinyl decking has been ordered for the private marina dock replacement.
 4. Acknowledgment of receipt of the October 2016 draft financials – The Board acknowledged receipt of the October 2016 financials.
 5. **MEETING MINUTES APPROVAL**
Chris Qualls motioned to approve the November 19, 2016 Open Session minutes, Rod Olguin seconded. Therese Harris abstained because she was not in attendance at that meeting. Vote 6/0/1 abstained.
 6. Fire Station Proposal – Bob Sutherland and Bob Dietz provided the Board with a fire station staffing proposal and presented the ideas to the membership in attendance. The proposal

consisted of a few different scenarios of how we could staff the fire department full time without much cost to the membership, i.e. have current staff go through training, and hire interns that would be housed at Oak Shores. It was requested of the Board that they ask the Finance Committee to discuss this and see if the Association would support it. No Board action was taken. This will be discussed at the next Finance meeting.

7. Updated Review/discuss/approve modifications to the OSCA insurance package - The Board tabled this item until the next meeting so that we can gather more information.
8. Review/discuss/direction on requiring members to provide Vehicle & Watercraft Insurance before entering the community in 2017 – This topic was discussed under item 12.
9. **Randy Gillenwater motioned to approve the Authorization to proceed with recording a Notice of Delinquent Assessment on the following properties that have been placed in collections: 381/285, 381/007, 378/029, 381/257, 381/068, 381/067 and 381/069, Rod Olguin seconded. All in favor 7/0.**
10. **Rod Olguin motioned to approve the first payment of \$85,000 to Cantinas Point LLC (Michael Harrell) as provided in the approved option agreement for the purchase of the West Ramp, Randy Gillenwater seconded. All in favor 7/0.**
11. **Randy Gillenwater motioned to approve a payment of \$2,696.00 to Michael Harrell as reimbursement for a portion of the legal fees he incurred for the West Ramp Option Agreement, Rod Olguin seconded. All in favor 7/0.**
12. Review/discuss/direction on proposed modifications to the Community Guidelines - The Board went through the Community Guidelines proposed changes page by page and revisions were made. **Darryl Hall motioned to send the proposed revised Community Guidelines to our legal counsel for review and recommendation prior to sending these out to the membership for thirty day review, Chris Qualls seconded. Rod Olguin voted against this proposed draft of the Guidelines. Vote 6/1.**
13. **Chris Qualls motioned to approve Stephanie Dayton as the Interim Manager until the General Manager position is filled, authorizing Stephanie to speak to legal counsel and conduct business on behalf of the Board of Directors, Randy Gillenwater seconded. All in favor 7/0.**
14. The meeting was adjourned at 11:45am.

Approved

Date