



BOARD OF DIRECTORS
OPEN SESSION
MINUTES
Saturday, 10:00 am, at the Clubhouse
April 15, 2017

1. **The meeting was called to order at 10:05am.**

2. **Roll Call-** Bob Sutherland, Therese Harris, Rod Olguin, Randy Gillenwater, Darryl Hall, Mark McMullen. Chris Qualls was absent.

3. **SUMMARY OF EXECUTIVE SESSION-**

President Rod Olguin stated Executive Session had several hearings, Office Hours were discussed, Gate Hours for Summer, Lot 11 discussion, and West Ramp Option Agreement. Randy Gillenwater stated we voted to open escrow on West Ramp.

4. **COMMITTEE REPORTS-**

Station 34 – Larry Munro reported, has had several medical calls, Boat should be coming back to Oak shores very soon. Would recommend having parking spots for Firefighters in case of an emergency and need to go out on boat.

Recreation – Janice Gillenwater reported- Janice presented proceeds from Fireman’s Ball to Station 34. \$1,760 check. Announced picture sales for Fire Wise Committee went great and presented a check for \$1,948.79. Planning to offer 20 more pictures at Memorial Day BBQ. 70 kids coming to Easter Egg Hunt.

ARC – No one present from ARC Committee

Finance – John Eicholtz reported- carryover amount of around \$68,000, talked about Audit Committee and recommended that Board of Directors approve Audit as written. Audit sent to printer to be sent to all Association Members. Discussed UBS Reserve Investments.

Fire Wise/Fire Safe – Ginny Becchine reported- CPR class is full for the 22nd. Memorial Day BBQ fundraiser is from 4:30-9:00pm May 28th. Needs more volunteers and are asking community members to bring desserts to share. Cost of dinner is \$7.00.

Private Marina – Randy Gillenwater reported- E & D slips are located off of road all others off stairs across from pool. All slips are floating and useable. Second portion of assessment was due 4-11-17. 16 new fingers are in and about 20 more yet to be installed. Planning on installing railing on stairs to slips across from pool.

NEWS Letter/Website- No Up-dates

NRWMC – No Update given

5. **MEETING MINUTES APPROVAL-**

Bob Sutherland item 10. Did not make motion he seconded it. Made change

Motion- Bob Sutherland- Motioned to approve March 18 minutes

*Second- Therese Harris **Vote- 5-0** Darryl Hall Abstained*

Minutes from 3-29-17 meeting.

Motion- Therese Harris motioned to approve

Second- Randy Gillenwater

Vote 5-0 *Darry Hall Abstained*

6. New Business-

ARC Approvals Outsourced- General Manager discussed with the Board the proposal to outsource and to dissolve the current ARC Committee and hire KMN Architect to do the major construction changes & footprint.

Motion- Therese Harris motioned to outsource all major construction to KMN

Second- Randy Gillenwater **Vote- 6-0**

Motion-Therese Harris motioned to dissolve the current ARC Committee, all other ARC approvals done by staff and Board Liaison

Second- Darryl Hall **Vote- 6-0**

Motion- Darryl Hall Motioned to have Therese Harris & Mark McMullen as the ARC Board Liaisons. *Second- Bob Sutherland* **Vote-6-0**

- a. **2016 Audit Report-***Motion-Randy Gillenwater motioned to approve 2016 Audit as presented.* *Second- Therese Harris* **Vote- 6-0**
- b. **Pool Solar Repair-** General Manager asked to reimburse operating budget from reserves for solar repair. *Motion- Randy Gillenwater motioned to approve*
Second-Mark McMullen **Vote 6-0**
- c. **Mid-Coast Geotechnical Report-** Board discussed possibly having them give report on all of our drainage and v-ditches. General Manager suggested that we have them do a separate report for the v-ditches and have them do the other report ASAP. We will pay out of Operating Budget then ask for reimbursement from reserves slope repair. *Motion- Randy Gillenwater motioned to approve.*
Second- Darryl Hall **Vote- 6-0**
- d. **JM Construction Building Variance Request-** *Motion-Randy Gillenwater motioned to deny variance request.* *Second- Darryl Hall* **Vote 6-0**
- e. **Replace 2001 Ford F150 Maintenance Truck-** *Motion-Darryl Hall motioned to research and make purchase of truck for max of \$20,000.*
Second- Bob Sutherland **Vote 6-0**
- f. **Summer Parking-** Board discussed and will talk more in May but it will probably be restricted to owners only No Trailers No Renters or Guests. Need additional staff to direct traffic.

7. **Old Business-**

a. **Rules & Regulation Amendments-** *Motion- Therese Harris* motioned to approve
Second- Darryl Hall **Vote-7-0**

b. **West Ramp 12-19-16 Payment Motion-** President Rod Olguin reconfirmed the Boards December 19, 2016 payment to Cantinas Point, LLC in the amount of \$85,000 as the first installment towards the Associations option to purchase the West Ramp Parcel. The Board directed the funds from the Associations Operating Budget which was scheduled for payment in January of 2017. The money was needed in order to ensure the Associations timely issuance of a payment in order to preserve its right to purchase the West Ramp, an essential area used by the community for boat launches and other similar uses

8. **Open Forum-** No Community Members requested to speak.

9. **Management Report-** General Manager gave an update on the following topics.

- a. Getting Community ready for “Summer Kickoff”
- b. Pool is Open & Heated.
- c. ARC Up-dates & Changes
- d. New Landscape Project & Sign
- e. CC&R Violations / Community Clean Up Project
- f. VIP Guest Program- Who qualifies and how
- g. Summer Weekend Parking Rules Main Marina & West Ramp
- h. Community Suggestions

10. **Meeting Adjourned at 11:45am**

APPROVED

DATE