



BOARD OF DIRECTORS MEETING
OPEN SESSION
MINUTES
October 22, 2016

DIRECTORS PRESENT

Randy Gillenwater
Chris Qualls
Darrel Hall
Rod Olguin
Therese Harris
Bob Sutherland

DIRECTORS ABSENT

Steve Gasperson

The meeting was called to order at 10:05 AM by Vice President Therese Harris who chaired the meeting.

Staff present: Stephanie Dayton, Assistant GM, Thomas Reber, GM

Dayton called the roll as noted above explaining that Steve Gasperson had surgery two days ago.

Chair Harris summarized the executive session dealing with member citations and potential purchase of property.

There was a motion by Olguin second by Hall to approve the minutes of September 17, 2016 reorganization meeting. Vote: 6 – Yes, 0 – No

The chair asked for committee reports:

1. Recreation Committee – Janice Gillenwater reported on the Halloween decorating, Christmas party and some other events in the planning stages and that the final amount for the fire fundraising was \$13,500. Bob Dietz reported there are already 14 people signed up for spaces at the November 5, 2016 Swap Meet.
2. Fire Station 34 – Larry Munro reported that they have a new volunteer and that the county is changing their training program to evening and weekend sessions as opposed to a single block of time to make it easier for volunteers to get the required training.
3. Architectural Review Committee – no report
4. FireWise – Bob Dietz reported that the Fire Wise grant had been increased by \$10,000 for a total of \$35,000 and that additional dead tree are identified in the common areas. He also indicated the need to inform members about evacuation preparedness, specifically the Oak Shores II to Bee Rock evacuation route that the



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- committee tested. It's generally in good condition with possible concerns for low hanging tree limbs. They are purchasing two emergency radios and hope to have Community Emergency Response Training (CERT) available. He also indicated the next FireWise meeting would be November 7th.
5. Private Marina – Bob Dietz reported that a special assessment had gone out to the owners and the regular charge will be sent January 2017.
 6. Finance committee – John Eicholz reported on the September financials, budget forecasts, OSCA investments, and the committee's work on the 2017 budget. He indicated it's likely that an increase in assessments will be necessary considering the cost of the option agreement, the increase in hydrant costs, and the addition of a recreation supervisor. The finance committee would like to meet with the Board of Directors in the next two weeks. After considerable discussion about potential meeting dates and conflicts with the Clubhouse activities **it was agreed that the meeting will take place on November 5, 2016 at 3 PM.**

Reber explained his request to get rid of an OSCA flip phone with a cost of \$27.64 per month and reimburse Reber the same amount for use of his iPhone. **There was a motion by Qualls second by Sutherland to approve the payment of \$27.64 to Reber and eliminate the current phone charges of \$27.64. Vote: 6 – Yes, 0 – No**

There was a discussion regarding the water rate increase, the fact that non-metered services i.e. hydrant charges are billed in advance, and that before we pay the additional \$24, 809.66, that we have a corrected billing and assurance that the increased cost would only be billed for the second third and fourth quarters of 2017.

Therese Harris reported that we continue to negotiate and receive advice from our attorney regarding the West ramp option agreement.

There was a brief discussion on plans for the General Manager evaluation. **There was a motion by Gillenwater second by Olguin to appoint Darrell Hall, Chris Qualls and John Watkins as the committee to establish evaluation criteria for the General Manager. Vote: 6 – Yes, 0 – No**

Rod Olguin explained a strategic planning process that was used a few years ago and suggested that this would be a positive project for the Board to undertake. **There was a motion by Qualls second by Olguin to complete a strategic planning process early in 2017. Vote: 6 – Yes, 0 – No all**



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After a short discussion regarding rentals, **there was a motion by Gillenwater second by Hall to appoint Therese Harris, Steve Gasperson, and Rod Olguin to a committee to recommend rule changes regarding short and long-term rental. Vote: 6 – Yes, 0 – No.**

Therese Harris explained her concerns regarding the consistent application of our governing documents and rules and regulations and offered to participate with other interested board members to address this issue. **There was a motion by Olguin second by Qualls to appoint Harris, Gasperson and Gillenwater to a committee to address the application of our rules and regulations. Vote: 6 – Yes, 0 – No**

The meeting was adjourned at 11:18 AM

APPROVED:

Secretary

Date