

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Regular Meeting
Minutes

Date of Meeting: Saturday, April 18, 2020

Time: 10AM

Location: Cole Residence; 205 S Juanita Ave Redondo Beach, CA 90277-3439* *Due to Covid-19; the meeting will be dial- in/Zoom only.*

Zoom Meeting ID 258-397-392 password 284183

<https://us04web.zoom.us/j/258397392?pwd=NjZEeTFhUHkwNm05eFZqdldMZGhlUT09>

Call in information: (515) 604-9024, Access Code 284183#

General

- A. Call to order by President Tony Cole
 - B. Roll call. Record Board Members, **All Present.** Tony Cole Steve Latshaw, Matthew Desario, Kinoka Ogsbury, Ruth Wheeler, Dave Natali, Jeff Risse Management, Klark Tapia Owners and Guests present Gabi MacMillan (10) Michael and Laura Tikunoff (38), Jeff Alger (42), Charles McDonald (20), Doug and Chalese Miller (109), Kim Walters (126)
1. Announcements/Orders of the day
 - a. Note resignation of HVVOA Board president Tony Cole as discussed in email to the Board dated 13 April 2020. Select successor. **Dave Natali:** I nominate Ruth Wheeler. **Ruth Wheeler:** I accept. **<No other nominations>** Yes: Steve Latshaw Kinoka Ogsbury Ruth Wheeler, Matthew Desario, Tony Cole, Jeff Risse, Dave Natali. Ruth Wheeler elected 7-0. Tony Cole: I am stepping down as HVV President. I have enjoyed working with all of you on the Board. **Ruth Wheeler:** I would like to take a moment and thank Tony Cole for his service as HVV Board President.. Tony has worked diplomatically and courteously with countless owners. and any frustrations on his part were justified. The collapse of previous management began in 2016, and fell apart last year. No one can thank Tony enough. Our Association is financially stable. with a good management team, and we have Operating Rules now that can be enforced to improve quality of life for residents. This OFPM management team actually works, and I am inheriting a smooth-running machine that Tony built. Also because of all the groundwork that Tony did, we'll be able to work through this Covid-19 time period smoothly. yes.
 - b. Items discussed in Exec. Meeting **Ruth Wheeler:** Discussed Management upcoming contract. All rules violations reported to Dave Natali, Issued warning to two units, Management hasn't provided release form for unit owner who collected for damages to unit from the association's Insurance carrier, State Farm.
 - c. Recusals
 - d. Changes to order of agenda Ruth Wheeler: I'd like to move Approval of ByLaw changes to the beginning of the meeting and move Committee Reports to the end of the meeting. **<Board majority approval as required>**
 2. [Management Reports](#) from previous quarter: OFPM
 3. Approval of Minutes
 - a. [January 2020 Regular Meeting](#) **MOTION by Ruth Wheeler:** Move to Approve the Minutes. Second by Tony Cole. **Motion passes 7-0**
 - b. [February 2020 SPECIAL Phone-In Meeting](#) **MOTION by Ruth Wheeler:** Move to Approve the Minutes. Second by Tony Cole. **Motion passes 7-0**

- c. [March 2020 SPECIAL Phone-In Meeting](#) **MOTION by Ruth Wheeler:** Move to Approve the Minutes. Second by Tony Cole. **Motion passes 7-0**
4. [Treasurer's Report](#): Kinoka Ogsbury
 - a. Petty Cash Fund needs to be replenished Ruth: **MOTION by Ruth Wheeler:** Move that \$200 be moved to petty cash from Operating. Second by Dave Natali **Motion passes 7-0**
 - b. **MOTION by Kinoka Ogsbury:** Move to switch HOA funds to Alliance Association Bank based on the recommendation by Cindy Butner. Second Matthew Dersario. **Motion passes 7-0.**
 - c. [Engagement Letter](#) and [Cover Letter](#) for new HOA CPA Lydia E. Jensen
 - d. Monthly dues breakdown
 - i. "How much of each Unit's payments goes to fund the Reserve fund," **Kinoka Ogsbury:** 32% of each month's dues is a contribution to the reserve fund.
 - ii. "How much of each Unit's payments go to fund Operational costs" **Kinoka Ogsbury:** 68% of each month's dues is a funds Operating Costs..
 - iii.
5. MOVED from Old Business Discussion and Possible Action; Compliance with [SB323](#)
 - a. Approval of voting [rules](#) and [ByLaws](#) drafted by [Tim Sanford](#) and distribution to homeowners for 30 day review. **Jeff Risse:** In reviewing the Voting Rules, I noticed a discrepancy where the Voting Rules still allow 'Cumulative Voting' but the new red-line ByLaws do not. **Ruth Wheeler:** Are you looking at the new Voting Rules provided by Tim Sanford? **Jeff Risse:** I sent an email about this last week, but it seems like section 8.5 needs to be removed to match the new ByLaws. It seems like it was just an oversight.
 - i. **MOTION by Ruth Wheeler;** Move to approve the voting rules drafted by attorney Tim Sanford and immediately direct Butners office to distribute them to homeowners for the required 30 day review. **MOTION by Ruth Wheeler;** Move to table this motion and have a SPECIAL meeting next week after Tim Sanford makes the correction to the Voting Rules. Second by Tony Cole. **Motion Passes 7-0**
 - ii. **MOTION by Ruth Wheeler;** Move to approve the amended bylaws drafted by attorney Tim Sanford and direct Butners office to distribute them as required for an all homeowner vote **MOTION by Ruth Wheeler;** Move to table this motion and have a SPECIAL meeting next week after Tim Sanford makes the correction to the Voting Rules. Second by Tony Cole. **Matthew Desario:** Can't we vote to approve this ByLaw change and send to Owners and vote on the Voting Rule change next week? **Ruth Wheeler:** The process is that first the Voting Rules must be passed and distributed to the Owners for a mandatory 30 day review. Once that review period passes, then the Board will send the modified ByLaws to the Owners for a required membership vote. **Motion Passes 5-2** (No: Matthew Deasrio, Dave Natali)

- iii. MOTION by Matthew Desario; Move to separate the required changes to our ByLaws due to SB323, from the 2 non-required changes 1. Eliminating Proxy Voting by Owners and 2. Eliminating Cumulative Voting by Owners; with the purpose of 1. Avoiding misleading or confusing Owners into believing all changes proposed are mandatory by the new SBS323 legislation and 2. Providing a way for Owners to approve the required changes while rejecting the optional changes proposed by the Board. If passed, Direct the Member vote packet to include 3 responses; 1. Approve all changes to the ByLaws as submitted. 2. Approve all changes to the ByLaws with the exception of eliminating proxy voting and cumulative voting. 3. . Reject changes to the ByLaws. **Matthew Desario:** Per Tim Sanford's email that a rejection of the ByLaw changes wouldn't negatively affect our ability to hold elections, as California law supersedes any HOA ByLaws, I withdraw my motion.

6. Homeowner Forum

a. Open floor for homeowner comment – 5 minutes per speaker

- i. **Mike Tikunoff:** I'll keep this short, and can discuss the objection to the Operating Rule and call for the membership vote later if needed. Covid-19 has created a severe impact on rental income at our condo at Hidden Valley. Laura and I lost all our rentals for the next 3 months. I'm sure this has affected many of our Owners. We would like the Board to think outside the box to cut expenses.
- ii. **Jeff Alger:** I want to emphasize to the Board that this is a global financial and health crisis. This has caused and will continue to cause drastic losses of rental income, savings, and property values. The Board needs to look very carefully at ways to save money for the Owners. What value am I getting for my HOA dues? I have a property I cannot use, common area amenities and services that have been reduced. I was never told about these meetings or informed I could attend these meetings this week. What am I getting for my HOA dues? I've only received email photos from Management detailing how good Mammoth looks in the snow . This is not 'business as usual.' It's a new world and we need to think in new ways. I've included a request to reduce dues by a factor of 2 and suggested ways in my email to the Board that this could be accomplished.
- iii. **Kim Walters:** I supposed we all experience a variety of effects, but it's important to have a longer term picture of the HOA and things that have been going on for the last 2 years with unexpected expenses. We need to keep our eye on the ball, we need to consider a long term reduction of dues. I looked at financials for February and the allocation of dues is not aligned with the 2020 budget. The HOA must not consider this "business as usual" as we need to look for savings for even the longer term beyond Covid-19. We should allow a lack of contribution to the reserve fund on a case by case basis. Any dues suspended will need to be caught up in short order. Any temporary relief must be repaid.
- iv. **Gabi MacMillan:** Please don't fine me \$250 I have spoken to my renters and they are good renters and I work at the pharmacy in Mammoth Lakes, and right now we have 12 hour days and I am calling in from my lunch break. I would really appreciate it if the Board could just continue with the official warning instead of a fine.

7. New Business

- a. **MOTION by David Natali**; I move that the Board make no changes to our dues, late fees, or any other costs associated with the Monthly Association Dues. Second Kinoka Ogsbury. **Ruth Wheeler**: What I recommend is that we table these motions regarding cost savings and dues reductions to our next meeting and discuss them all at once. Per Cindy Butner, as of today we only have one unit that is past due. **Motion by Tony Cole** Move to table this item until the next meeting. Second Dave Natali. **Motion (to table) passes 7-0.**
- b. Disciplinary Hearing; Unit 134
- i. Violation 1: having two dogs; FIRST OFFENSE
 - ii. Violation 2: having a dog off-leash. FIRST OFFENSE
 - iii. Possible Actions for First Offenses include a warning and/or \$250 fine. **Ruth Wheeler**: Owner, has paid \$250 fine and waived their right to a disciplinary hearing. **Directive to HVVOA Secretary** Notify Butner to allocate Unit 134 fine for \$250 and future fines under line-item “Dues and Fines collected”.
- c. Disciplinary Hearing; Unit 10.
- i. Violation 1: Tenants arguing late at night, disturbing nearby guests on 1/31/20 and 2/1/20; FIRST OFFENSE
 - ii. Possible Actions for First Offenses include a warning and/or \$250 fine. **MOTION by Dave Natali** to fine the Owner \$250 for their Tenants arguing late at night; Second Kinoka. **Matthew Desario**:: The Owner who reported the issue followed up and requested leniency for the Owner of Unit 10 after his conversation with her. He said she didn’t even know about the issue until he brought it to her attention, and although he hasn’t had any rentals since mid March, he didn’t have any further noise complaints after speaking directly to the owner. He believes the Board should issue a warning and reserve the right to revisit this with a large fine for a second offense if it happens again. **Ruth Wheeler**: If we don't fine the Owner, the behavior won't be corrected. The owner is responsible for their tenants and strict application of the rules is something no one enjoys, but we have a duty to enforce the rules as written. **Kinoka Ogsbury**: It seems like the warning has curbed the behavior and that is what we want, not to collect additional money for the HOA. I think this should be a warning. **Dave Natali**: If my motion fails I’ll send the warning letter. **Motion to fine \$250 fails 1-5-1** Yes: Ruth Wheeler. No: Kinoka Ogsbury, Tony Cole, Matthew Desario Steve Latshaw, Jeff Risse, Abstention: Dave Natali
- d. Adoption of Operating Rules that have been distributed to homeowners for 30 day review
- i. **MOTION by Ruth Wheeler**; Move to adopt the following architectural rules that have been reviewed by homeowners for the required 30 day period: [5.2A](#), [5.3](#), [5.5](#), and [5.6](#) and notify homeowners of the adopted rule which will be in effect. Second Kinoka Ogsbury. **Motion passed 6-1**. No: Matthew Desario
- e. **MOTION by Matthew Desario**: Move to waive late fees and penalties for individual Owners who contact the HOA or Butner to report financial hardship due to Covid-19, for a period not to exceed 60 days. [Research on Dues Collection](#) **Motion by Ruth Wheeler** Move to table this item until the next meeting. Second Dave Natali. **Motion (to table) passes 5-2**. No: Matthew Desario, Kinoka Ogsbury
- f. **MOTION by Matthew Desario**; Move to create a budget and action plan within 7 days to drastically reduce Operational Costs for the next 90 days of the Covid-19

- pandemic, with the stated goal to provide a temporary reduction in monthly dues to Owners who are unable to make use of their property. Said budget to be discussed with Management, and voted on by the Board within 7 days of preparation via a SPECIAL Meeting. **Motion by Ruth Wheeler** Move to table this item until the next meeting. Second Dave Natali. **Motion (to table) passes 5-2.** No: Matthew Desario, Kinoka Ogsbury
- g. **MOTION by Matthew Desario;** Move to direct Management to reduce snow removal in April and May to the minimum required by the fire department and local emergency services. **Dave Natali;** I think this is a good idea, but aren't managers already doing this. What would this accomplish? **Kinoka Ogsbury:** I haven't gotten the most recent bill from the loader, but we are under budget on snow clearing for the year. Seconded by Ruth Wheeler. **Matthew Desario:** I would recommend that any snow shoveling or removal of icicles for buildings that have no long term residents be eliminated. I don't care if the walkway sits blocked for 3 weeks until it melts if it saves money. **Motion passes. 7-0.**
- h. **MOTION by Matthew Desario;** Move to authorize cancellation of the Suddenlink Cable TV service for the entire complex in the event that negotiations with Suddenlink to suspend billing effective April 1 are not successful. Second Dave Natali. **Matthew Desario:** I've been communicating with our Suddenlink Business account rep Paul Catello for the last 4 weeks with the goal of providing some relief on the HVV bulk cableTV bill. There are two parallel strategies I'm working on. The first is to get Suddenlink to agree to a suspension of billing for the months of April and May, and issuing those months as a credit on the bulk bill. Once Butner received that credit, this \$33/mo could be refunded to Owners as a credit on their subsequent bill. Suddenlink may also extend this 'billing holiday' if Covid-19 restrictions in Mammoth continue. Paul agrees this is a reasonable request. Once that request is approved, I would immediately begin on negotiating a cheaper contract with Suddenlink to a) reduce our monthly bulk rate to \$25/unit from \$33, and b) to allow homeowners who want to exit the bulk rate the ability to do so--currently we have a few homeowners who've been told they 'can't leave the plan' however at another complex, we have a maximum # of 32 units participating. Here at Hidden Valley we have 62. However, it is taking quite a bit of time to get Suddenlink management approval on the 'billing holiday' as there are roughly 10,000 complexes, businesses and other organizations asking for the same relief, according to Paul. My second strategy is the point of the motion. If Suddenlink is unwilling or unable to provide this 'billing holiday' I am seeking Board approval to cancel our bulk Suddenlink contract, which would relieve approximately 60 owners of having to pay \$33/mo for a service they are prohibited from making use of by the ToML restrictions **Ruth Wheeler:** I think the first option could provide savings, but what would happen to long term residents who are on the current bulk plan? Would their TV just stop working? **Jeff Risse:** We are actually on the bulk plan but I've been thinking for some time about finally cutting the cord, so this might be that time. **Matthew Desario:** Adding and removing bulk rates is a fairly straightforward process that Suddenlink does on a regular basis. They would reach out to these Owners and give them an opportunity to either cancel their Cable TV service, if like Jeff Risse they have been on the fence about cutting the cord. Or they would give the Owner the

- option to continue service with a direct billing plan, like we all do with our Wifi Internet. **Ruth Wheeler:** Would this be more expensive for these owners who chose to keep their cable? **Matthew Desario:** It would for those individual owners, but we have at a maximum 7 owners who are a) Long term residents b) on the bulk TV plan and c) actually using the cable TV service. It doesn't seem reasonable, for example, that Jeffrey Alger, and 50+ other owners, would subsidize the cableTV for another Owner. Especially as he's prohibited from using his condo and that service for a minimum of 3 months, and possibly longer. Even if Butner billed each owner a fractional cost of the owners who are using, and continue to want, the service during Covid, this would still be saving about \$28/mo for each Owner currently on the plan. **Motion passes 6-1.** No: Ruth Wheeler.
- i. **MOTION by Matthew Desario;** Move to work with Treasurer & Butner Association to determine if suspending Reserve Fund contributions for the next 90 days will provide an immediate relief to Owners in the form of monthly dues. **Motion by Ruth Wheeler** Move to table this item until the next meeting. Second Dave Natali. **Motion (to table) passes 5-2.** No: Matthew Desario, Kinoka Ogsbury
- j. Discussion, selection and approval of Driveway Slurry Bid [1](#) [2](#)
- i. **MOTION by Ruth Wheeler;** Move to accept the bid for the Driveway Slurry from Chuck Vilar in the amount of \$6,988.80 to be paid for by reserve funds. and direct management to proceed with supervising the Slurry project. **Tony Cole:** I wonder why we're considering a new contractor, Vilar, instead of using Black Gold, who did the slurry last year. Was there some problem or issue with the previous work? For a meager \$300 savings, I would much prefer to go with the same contractor who already did the work capably. **Ruth Wheeler:** Management doesn't have any preference between vendors. **Matthew Desario:** I agree with Tony that we should go with the contractor who did the work last time. If the cost has increased by \$300, we could always ask for them to match last year's price. **Ruth Wheeler:** POI, I actually shared with all Directors a document detailing the Bidding Process, and unfair bidding practices. We cannot share one contractor's estimate with another. **Matthew Desario:** To clarify, I meant that if Black Gold's invoice from last year was lower, we could leverage last year's price from the same company to ask if they would honor that price this year. **Motion fails.1-6.** (Yes: Ruth Wheeler)
- ii. **MOTION by Ruth Wheeler;** Move to accept the bid for the Driveway Slurry from Black Gold in the amount of \$7,300.00 to be paid for by reserve funds. and direct management to proceed with supervising the Slurry project. Second Tony Cole. **Motion passes 6-1** (No: Ruth Wheeler)
- k. Discussion, selection and approval of Painting Bid [1](#) [2](#)
- i. **MOTION by Ruth Wheeler;** Move to accept the bid by Four points painting to paint the office building and building C only in the amount of \$26,000 to be paid for from reserve funds and direct management to proceed with supervising the painting project. **Matthew Desario:** Per the January 25, 2020 Architectural Grounds and Maintenance Report, "Buildings B and C need to be

painted... Recommendation is to get bids for Office building, Pool Building, and Buildings B and C this year." At the January 25 Regular, the Board Directed Management to solicit bids for these four buildings. However, Jim Wells confirmed FourPoints painted Building B I & K H in 2018 and Building A, G H in 2019, so he didn't include Building B in his quote. He also said that the Pool Building and Building D are in reasonably similar condition and can be scheduled for next year. Second Tony Cole. **Ruth Wheeler:** The selected buildings (B & C) were incorrect. I researched which buildings have been painted in the past several years. **Kinoka Ogsbury:** I agree with Ruth we should go with Four Points as their bid is \$9,250 less than Sierra Painting. We have budgeted enough to do all of the buildings. The Four Points Bid for is \$44,500 and we have \$47,925 budgeted; \$3,425 under budget. However, it's important that we do not consider the deferred painting Building D and the Pool buildings as 'found' money and re-allocate it to another purpose that is not already budgeted for in the reserve fund. Second Matthew Desario. **Motion passes 7-0**

- l. Discussion, selection and approval of Summer Pool, Jacuzzi, and Fencing Bids [1](#) [2](#) [3](#)
 - i. **MOTION by Jeff Risse;** Authorize management to perform the jacuzzi and pump room repairs listed in the April 202 Jacuzzi & Sauna Report with a not to exceed total cost of \$7327. **Jeff Risse:** The bid includes emergency safety cutoff switch, and some other minor items. **Kinoka Ogsbury:** When does the lower fiberglass spa need to be replaced? When will spa filters last until? Same thing with pool spas? Will the coping issue surrounding the spa be dealt with when replacing the spa? **Matthew Desario:** Do these repairs significantly reduce the replacement costs of a future replacement budgeted in the reserve study, OR do they significantly extend the useful life? Second Tony Cole. **Motion passes. 7-0**
- m. Discussion, selection and approval of Roofing proposals [1](#) [2](#) [3](#) [4](#) [5](#) [6](#)
 - i. **MOTION by Ruth Wheeler;** Move to take no action on roofing projects this summer other than having a professional roofer evaluate any need for roof preventative maintenance as scheduled for 2021 in the reserve study. In addition to routine maintenance solicit a bid that can be used for long range planning to replace with metal roofs in 2036. See [Roofing Report](#) and [Roofing Reserve](#). **Kinoka Ogsbury:** I think we shouldn't make a decision on what repairs we would or wouldn't make until the roofer inspects. We've had a number of owners who have had leaks causing damage in the units. **Jeff Risse:** Pitch can affect ability to put metal roofs, so I'm not sure the motion should specify what type of roof should be installed. **Kinoka Ogsbury:** We shouldn't limit our ability to make repairs on mandatory repairs even if it's not budget if it's not going to cause problems. Chaises, crickets, other areas of the roof etc. Matt Second. 7-0
- n. Purchase of 40 [solar lights](#) for stairways Cost not to exceed \$375. [Reserve Report](#).
 - i. **MOTION by Ruth Wheeler:** I move to purchase 40 solar lights as part of the residential lighting project Cost not to exceed \$375 from reserve funds.

Second Tony. **Matthew Desario:** I know it's a small amount but this is definitely a 'like to have'. Second by Tony Cole. **Motion passes 5-2** (No: Kinoka, Matt)

- ii. **MOTION by Matthew Desario;** I move to postpone the above purchase of 40 new solar walkway lights until the Covid-19 restrictions in Mono Country are lifted. Non-essential complex improvements should be postponed until the Covid-19 pandemic allows Owners to make full use of their Units.

Motion fails, no second.

- o. Purchase of Generator for Complex

- i. **MOTION by Matthew Desario;** Move to postpone the purchase of an Electric Generator for the complex until the Covid-19 restrictions in Mono Country are lifted. Non-essential complex improvements should be postponed until the Covid-19 pandemic allows Owners to make full use of their Units. Second Kinoka Ogsbury. **Motion by Ruth Wheeler** Move to table this item until the next meeting. Second Dave Natali. **Motion (to table) passes 7-0.**

ii.

- p. Unit 8 work [request](#)

- i. **MOTION by Ruth Wheeler:** Move to approve the work request by unit 8 and direct Management to supervise the project. Second Tony Cole. **Motion passes 6-0-1** (Abstain: Jeff Risse)

- q. **MOTION by Dave Natali,** I move that the Board require masks be worn by anyone entering common areas that are not closed. This would include laundry rooms, meeting room, and office. This directive remains in effect until the Board changes it by another motion. This motion includes requesting management to post notices of this requirement at all entry portals of the affected areas. Second Ruth Wheeler.

Dave Natali: I had mentioned in my email that I would include gloves as a requirement so I'm happy to add that to the discussion **Tony Cole:** I wouldn't support adding gloves. In hospitals, the gloves are removed by the doctors immediately after leaving a patient, and once your gloves are contaminated, they are no more effective than washing your hands **Jeff Risse:** When would this stay into effect? Isn't this policy the public health office mandates? **Matthew Desario:** The reason I proposed another motion is that I don't want the HOA to become involved in areas that the City, County, and State governments and public health officers already manage. If the restrictions are made more strict, or lifted, I don't want to have to have another Board action to tighten or loosen our parallel HVV only restrictions. **Motion Passes 4-3.** Yes; Tony Cole, Ruth Wheeler, Steve Latshaw, Dave Natali, No: Jeff Risse. Matthew Desario, Kinoka Ogsbury

- i. **MOTION by Matthew Desario;** Board Directive to require every individual at Hidden Valley to follow the guidelines in effect for MonoCounty and the State of California in regards to social distancing, facial covering and PPE

with the exception of the Owner's individual Unit and Restricted Common Area balcony. This directive remains in effect until the orders are lifted by the appropriate governmental authorities. Directive to Management requesting to post notices of the current County/State requirement at various points in the complex. **Second Ruth. Motion Fails 3-4** (No: Ruth Wheeler, Tony Cole, Steve Latshaw, Dave Natali Yes: Kinoka Ogsbury, Jeff Risse, Matthew Desario)

8. Old Business

- a. [Call for a special vote of the members to reverse a rule change by 5% of membership](#) represented by Mike & Laura Tickenoff, Karl and Gigi Barbour, Jamie and Tim Kelly, Andrew Khodavardian, and Mary Kubischta, **Ruth Wheeler:** Tony Cole has written a letter to the 5% Owners requesting the vote (listed above). Informing each owner must send an individual request, and also they have to be very specific that they are asking for the rule to be approved/rejected by all the remaining Owners. We should act on this after the new Voting Rules have been sent to the Owners for review. <Request to post Tony's [email response](#) in the minutes. Approved by all.>
- b. Discussion and Possible action: Request for reimbursement by Owners of Unit 41 [1](#)
[2](#)
 - i. **MOTION by Matthew Desario;** Move to Direct Butner to release (3) checks in the amount of \$1,913 and \$4,373.12 and \$616.12 received from State Farm Insurance and made payable to the owner of Unit 41. **Second Kinoka Ogsbury. Motion passes Pass 5-2.** Matthew Desario, Kinoka Ogsbury , Jeff Rissue, Steve Latshaw Ruth Wheeler No: Tony Cole, Dave Natali
- c. Discussion and Possible Action; Adding a Security Camera to the Upper Pool/Spa Area for a Period of 90 days. **Motion by Ruth Wheeler** Move to table this item until the next meeting. **Second Kinoka Ogsbury. Motion (to table) passes 7-0.**
 - i. MOTION by Matthew Desario; Camera to be donated at a cost of \$0 to the HOA. Camera to be returned to the donating Owner if the Board subsequently decides to remove after a trial period of 3 months. Move to postpone this project until the Covid-19 pandemic has passed and full use of units by Owners and non essential work is permitted.
- d. From January Meeting; Pool Locks; Matthew Desario will assemble data, model, costs based on the locks installed by Bill the Locksmith at Sierra Megeve Condos **Motion by Ruth Wheeler** Move to table this item until the next meeting. **Second Kinoka Ogsbury. Motion (to table) passes 7-0.**
 - i. MOTION by Matthew Desario, Move to postpone this project until the Covid-19 pandemic has passed and full use of units by Owners and non essential work is permitted.
- e. From January Meeting; LandScape Directed Management to submit a plan and costs NTE \$5000 at next meeting **Motion by Ruth Wheeler** Move to table this item until the next meeting. **Second Kinoka Ogsbury. Motion (to table) passes 7-0.**
 - i. MOTION by Matthew Desario, Move to postpone this project until the Covid-19 pandemic has passed and full use of units by Owners and non essential work is permitted.
- f. From January Meeting Rule enforcement-Record Keeping
 - i. Matt and Jeff to discuss and make a recommendation at next meeting

- ii. **MOTION by Ruth Wheeler**, Management is instructed to forward via email to Dave Natali Rule Violations. **Second Matthew Desario. Motion passes 7-0.**

9. Announcements:

- a. Board Meeting Dates for the remainder of 2020
 - i. Thursday April 23, 2020 7:30PM; SPECIAL PHONE-IN meeting.
 - ii. Saturday June 27, 2020 9AM; Regular, Executive Immediately following (Mammoth)
 - iii. Saturday, September 26, 2020; 9AM Regular, Executive Session Immediately following (Wheeler Residence)
 - iv. Saturday November 14, 2020; 9AM Regular Meeting; 12PM Annual, Executive Immediately following **Either 9AM Meeting or Annual, time dependent so as not to make Owners wait.**

10. Reports from Standing Committees

- a. [Electrical](#); Matthew Desario & Dave Natali [1](#) [2](#)
- b. [Jacuzzi and Saunas](#); Jeff Risse, Steve Latshaw & Ruth Wheeler
- c. [Lighting](#); Ruth Wheeler
- d. [Webmaster/Communications](#): Jeff Risse
- e. Newsletter: Tony Cole
- f. TOML QoL Nuisances: Dave Natali
- g. [Architectural, Landscape, Grounds](#): Ruth Wheeler

11. Meeting adjournment. Adjournment **2:46PM**