

COA Council Meeting

October 29, 2018

Meeting called to order at 7:10 pm.

Order of Business: Organizational Meeting immediately followed by the Council Meeting

Notice for COA Meeting Displayed

Pat Hoffman introduces Board Members: John Dill, John Sciole, Jane Hofherr, Pat Hoffman, Nestor Ortiz

Seascope: Doug Nichols

Homeowner attendees: Mike Bragdon, Margaret and Lou Muller, Janis and David Galvin, Hilary Felinski, Barbara Shell, Irene Vick, Susan Wittmer, Karen Reagan, Marie Miller

Process Note: In all cases below, candidates were duly nominated, a motion was made and seconded and votes were cast. Those with most votes determined the winner.

Pat Hoffman states that at the election Nestor received 82/86 votes. Pat feels Nestor should pick his position. Nestor rejects President's position, chooses Vice President. Jane Hofherr questions the process. How has this process gone in the past? Jane suggests that there be discussion regarding what position board members are most interested in. John Sciole suggests that we elect the president first and makes a motion. Nestor seconds this motion. The motion was passed.

John Dill is nominated for president by John Sciole. John Dill states this position should be a full-time person. John Sciole and Pat Hoffman state that they do not wish to be the president. John Dill was voted in as the President of the COA.

Nestor Ortez made a brief statement. Pat declines interest in the position of Vice President. John Dill suggested that many community members were hoping that Nestor would chose the Treasurer position. Nestor declines this idea.

Jane Hofherr states she is interested in being the Vice President and made a brief statement.

Nestor takes the position of Vice President by vote after being nominated by pat Hoffman and seconded by John Sciole.

Pat Hoffman and John Sciole both were nominated for member at large. John Sciole took the vote.

Jane Hofherr self-nominated and seconded by John Dill. Jane Hofherr was voted to secretary of COA.

Pat declined to be considered for treasurer. Jane declined a second role as treasurer. John Sciole declined a second role as treasurer.

Additional discussion commenced regarding who will take the position of treasurer. There was no resolution to this issue.

Nestor makes a motion to adjourn the Organization Meeting. It is seconded by Pat Hoffman and passed. The Organizational Meeting was adjourned at 8:52 pm.

Second Meeting immediately commenced:

Mike Bragdon introduces the idea that only COA members may attend this COA meeting. Mike Bragdon makes the point of order that POA members are not allowed to attend the COA meeting. Nestor makes a motion that POA members be allowed to attend the COA members meeting. Pat seconded the motion. There is much discussion regarding the correctness of this idea. Finally, the lone POA member elected to leave the meeting. Nestor made a motion that this issue be tabled, and it be discussed later. Pat seconded this motion and it was voted to table the issue.

Doug Nichols Manager's Report: followed up with delinquents more money recovered. Worked with attorneys on liens and prep for annual meeting. Created draft for 2019 budget. Tagged cars with expired registrations. Motion by John Dill, second by Pat to accept the management report. Report was accepted.

Minutes of previous meeting. No copy of minutes was found, and no one had a chance to read them. Jane makes a motion to table until the council has a copy of the minutes to read them. John Sciole seconds this and the motion was accepted. More discussion and members and Doug are not sure if minutes exist.

Financial report: Read by Pat Hoffman as requested by John Dill. There were documents in our packets 3 CDs in community bank one at Del one. There is a checking account and savings account. Reserves are approximately 500,000. We have a budget vs actual. We are over budget in legal fees over budget by 358.25. Maintenance of common elements power washing was done with last year's money. Termite control over budget 1,376. Snow removal Last Jan over budget by 640.00.

Receivables are significantly reduced. There are two outstanding debts. An estate was sold, and we received some funds-we received maximum allowed about one year's worth. An attorney is working a bankruptcy and is working out a payment plan. Other outstanding items: Two individual homeowners in arrears for two quarters. One who is ill and received a payment plan. A townhouse is in foreclosure. No questions on the financial report. John Dill makes a motion to accept. It is seconded and accepted.

Committee reports: COA has no committee reports.

Old Business:

Not fake news emails. John Dill explains that those who do not wish to receive it have been taken off the mailing. John states he is not sending any further Not Fake News out due to being on the council.

New Business:

2019 budget: See documents on Bayshore Website for actual figures. Jane H. makes a motion to table the budget until we all have time to carefully review. John Sciole seconds this. Pat notes that time is of the essence in that the budget should be approved before December 1. Jane states that it would be prudent that we take the time to properly review the budget. Pat suggests that we review the budget while we have Doug Nichols in the room. John D. asks for a motion to accept the budget as written.

Nestor makes the motion. It is seconded by John Sciole. Jane states she is concerned re vulnerabilities. Three voted yes, Jane and Pat abstained. Budget was passed.

Doug discusses process of painting the front doors of the townhomes and the difficulty of catching people at home to get the whole door painted.

John Dill discusses the need to form a nominating committee.

John Dill opens the floor for questions for the board. There is some additional discussion regarding door painting for those that were missed.

Open discussion continued: Mike Bragdon brought up a number issues that he had found in the budget. He believes that there is a shortfall of funds for the remainder of the year and wonders aloud how the bills will be paid to year's end.

There was some additional discussion regarding the dates and mailings of notice for future meetings.

It was agreed by Council that the next meeting would be scheduled for November 28th.

Meeting was adjourned at 8:54 pm.

Respectfully submitted (corrected): Jane Hofherr, Secretary

Electronically signed as above.