

Townhomes of Bayshore Condominium Association
Minutes of the January 26th Council Meeting

January 26, 2019

Meeting called to order at 10:07 AM

Rollcall of Board Members – Quorum with all members present. Mr. O and Mr. S present on bridge.

Proof of Notices- The proof of notice was recognized by the Secretary and executed.

Changes to the Agenda – No changes to the agenda.

Minutes: Minutes for 10/29, 12/5 and 12/19 Council meetings were distributed to Council member prior to the day of the meeting. Correction were made to the 10/29, 12/5 and 12/19. Motion to accept, second. All minutes were approved.

Self- Managing – The president gave the report that included update on Answering Service, M&T Lockbox, E-mails, Contractor bids and the progress that has been made since 12/1/2018.

Financial Information: The Treasurer deferred to K. Dill to present the Financials. Reports used were produced on and provided information thru 1/25/2019. The Balance Sheet, and Income on the Budget vs Actuals report are in balance with \$28,465.32 of NET INCOME. Refence was made to two very old accounts on the Aging Report. Polend and Payne. K Dill suggested a write-off the balances, and deferred to the Audit Completion. It was also mention that if any owners would like to have a login to QuickBooks, please let council know. Motion to accept, second, passed.

Committee reports:

Finance Committee, Review of information for Reserve Study, Audit and Accounting Control Procedures implemented for Security purposes. Motion to accept, second, passed.

Litigation Committee: Review included the responsibility of the committee, the activity and accomplishments, summary and recommendation in reference to the Lawsuit of Bradgon vs COA. Motion to accept, second, passed. with one abstaining.

Nominating Committee: There was no report, no meeting to date. Meeting to be scheduled shortly.

Unfinished Business:

A motion was made to table discussion regarding paving of driveways and guest parking until we get the Audit and Reserve Study completed. Ms. Hr. with second by Mr. S. Discussion was tabled, Ms. Hr., Mr. O, Mr. D and Mr. S, aye, with one abstain (Ms. Hf.)

A Motion was made by Mr. S, 2nd by Ms. Hr. to approve Mary Schrider-Fox as our Corporate Attorney. The motion carried with Mr. N, Mr. S, Ms. Hr. and Mr. D voting yes. Ms. Ph abstained.

A motion was made by Ms. Hr., 2nd by Ms. Ph. to approve the repair of Structural damage at 32333 Turnstone Court. Passed unanimously.

A motion was made by Mr. O, 2nd by Ms. Hr. to approve the structural damage at 32272 Pelican Court. Passed unanimously

A motion was made by Ms. Hr. and second by Mr. O to replace the shrubs at 32266 Pelican Court and follow up on the shrubs at 32317 Turnstone Court. Passed unanimously.

A motion was made by Mr. O and second by Ms. Hf. to hold a special meeting of the members to remove Ms. Hf from the Council. Discussion began with concerns over Ms. Hf recusing herself from vote and discussion since the motion was about Ms. Hf's removal. She refused to abstain. Continued discussion emphasized the removal of Ms. Hf was part of the plaintiff's settlement demands that, Ms. Hf refused to resign, leaving 2 choices, hold a meeting for Membership to remove Hf, or not contest the plaintiff's already filed motion to have the courts remove her. Voting yes to hold a special meeting, Mr. O, and Ms. Hf, voting no, Mr. D, Ms. Hr. and Mr. S motion failed to call a Special Meeting.

A Motion was made by Ms. Hf, 2nd by Mr. S to not oppose the Plaintiff's already filed court Motion to remove member at Large Hf. Discussion focused on the plaintiff's Court Motion had been filed and there had to be a decision to defend or not defend. Ms. Hr., Mr. S and Mr. D voted yes and Ms. Hf. and Mr. O voted No. The motion to not oppose plaintiff passed.

A Motion was made by Ms. Hr. and second by Mr. S to not have a Joint Defense Agreement between the POA and COA. Ms. Hr., Mr. S and Mr. D voted yes and Ms. Hf. And Mr. O voted no. The motion passed.

New Business:

A motion was made by Ms. Hr. 2nd by Mr. O to engaged PKS & Company P A to complete an Audit of the 2018-year end, by the Annual Business meeting. Ms. Hf voted no; all others voted yes, passed.

A motion was made by Ms. Hr. and second by Mr. S. to contract with Whayland Consulting Group (Bob Wheatley) to complete a 2019 Reserve Study. Ms. Hf voted no; all other voted yes. A motion was made by Ms. Hr. and second by Ms. Hf. to have the Finance Committee to review and update our collection policy to include some type of Hardship guidelines on a case to case basis. Passed, unanimously.

A motion was made by Ms. Hr. and second by Ms. Hf. to have the January CD rolled over from a 12 month to 15 month at a rate of 2.23% and let the Finance Committee look at other options to invest our Reserve Fund. Passed unanimously.

A motion was made by Ms. Hr. and second by Mr. S to have call the Annual Membership Business Meeting on April 6th at 10am and to not call any council meetings for the months of February and March. Discussion, need to have update on "self-managing" vs. self-managing is under control, all business has been handled and we are in compliance with the CCR's that require a Council Meeting semi-annually. Ms. Hr, Mr. S and Mr. D voted yes and Ms. HF and Mr. O voted no, passed.

Open discussion: open discussion and comments by the homeowners present included, confusion over the Gardiner Fire on Turnstone Court; Council is researching and talking to the Insurance Company. There was discussion about getting the homeowners to turn in a copy of their personal Insurance Policies. There was some discussion in refer to the Nomination Committee.

Meeting was adjourned: Motion by Ms. Hr. 2nd by Ms. Hf., passed meeting was adjourned.

Respectfully submitted : ----- Jane Hofherr, Secretary

Electronically signed as above.