

HOA General Meeting - March 14th 2019- 7pm
Minutes

The meeting convened at 7pm with approximately 53 residents attending.

Board members present

Candi Walker

Don Payne

Tom Louden

Merit Herman

Eugene Markowitz

Carol Smith

Amalie Sinclair

For HOA Nominating Committee

Margaret Gannon

For HOA Gate Committee

Dave Allenbaugh

Candi Walker requested introductions from the floor.

Lorraine Smith resident at #192 discussed the development of the Arroyo Bulletin. Lorraine has recently taken over the compilation of the publication, together with Anne Bodine. Anne mentioned that the cut of date for publication within the magazine will be the middle of the month, 14th or 15th. Lorraine said that inclusions on the HOA web site would be more flexible, as this feature is updated on continuous basis.

Eugene Markowitz presented the Treasurers Report.

Details to date included \$270 recently deposited, representing 27 HOA annual membership dues paid in 2019. The current balance being \$1,989. 50. The JAMS 2001 fund, which is held in a separate account was \$12,011. Eugene mentioned that he was investigating a preferable option for the account placements, and would welcome any suggestion for a suitable on-line banking facility. The legal status of the HOA accounts was described as a "mutual non-profit public benefit corporation " Eugene stated that all residents must pay \$10 HOA fee for 2019, in order to be eligible to vote in the May HOA board election.

Margaret Gannon addressed the community on behalf of the nominating committee as follows: Each year, one half of the elected HOA positions will end their term. The following persons have brought forward nomination for the available positions. Each nomination will require a second from the floor. A list of nominations and positions was read out.

Two candidates for President- Candi Walker and Merit Herman.

Two candidates for Policy and Procedures-

Don Payne and Dan Brinkman

For Secretary- Amalie Sinclair.

For Emergency Procedures- Gary Whitten.

For GSMOL- Dave Allenbaugh.

The subsequent responses confirmed, that all nominations, were seconded by the community. Margaret stated that this procedure completed the work of the nominating committee.

Nancy Knudegard, a resident speaking from the floor, then requested to make a motion, that the slate of candidates be closed at this time, to include those nominated to date, prior to the election. Tom Louden seconded the motion. A resident spoke to the issue, saying that it was important to avoid any type of confusion prior to the election. Margaret Gannon mentioned that last year candidates were allowed to be nominated up to and including the date of vote.

The motion was put for vote of the community, with a majority in favor of closing the slate. Therefore as the motion as passed-

On March 14th 2019, the slate for candidates was closed and no further nominations for the HOA board election, will be accepted.

Lorraine Smith asked for candidates to provide their information for inclusion on the webs site as soon as possible. A resident made a further request for a number of issues to be addressed by the candidates, suggesting that questions and answers on these topics could be collected and compiled prior to the election.

Some further comments ensued: Can we e-mail questions to the board, can a meeting be arranged for candidates, board members and residents to meet and discuss issues? A subsequent motion from the floor was brought forwards; That a HOA meeting next month be arranged, where questions for board candidates can be brought forward, and answers provided. The motion was seconded, approved by the majority of resident and was passed. The meeting was discussed, with several dates in April proposed. Candi Walker suggested 16th April, which was agreed. Carol Smith volunteered to gather together and collate the candidate questions. The meeting was arranged for April 16th 7pm, at the clubhouse, and residents will be notified ahead of time.

Candi mentioned that a HOA guest talk on Antonelli pond renovation had been scheduled, but unfortunately speaker Carie Thompson was not available. However an update from the Santa Cruz Land Trust had been provided, basically that a renovation proposal, which included the placement of an on-site resident for maintenance, was being prepared. Maintenance costs for Antonelli pond had risen along with the overheads for park security and the Land Trust felt that an onsite resident management situation would be cost effective. This application has been scheduled for submission to the City Council in April, with a request for permitting and implementation in May.

A discussion for amending the Bylaws was brought forwards by Dan Brinkman, as follows; I was a member of HOA board for a while, and more recently, I have been reviewing the Bylaws. I have prepared a draft for review so you can see where the discrepancies in text are situated. (printed copies of several drafts, highlighted for textual inconsistencies were distributed).

Dan then stated that the Bylaws were amended in 2015 to include renters and well as homeowners. So renters, homeowners and proxy voting is available. As a renter for two or three years, the way I would read this is that renters do not have a similar interest to homeowners. There is a discrepancy, the Articles say owners and renters and the Bylaws say owners only. These descriptions should correlate. A printed copy (amended version of the Bylaws reference) was then distributed. Dan mentioned that many of the terms were taken from the MRL (Mobile Residency Law) but that this language is not necessarily applicable, as it is designed primarily for rental communities. Dan mentioned that he would be distributing information prior to a further discussion at the HOA General Meeting in May. Also that the copy of the Bylaw drafts under review, suggested changes and so on will be included on the HOA website presently, and would be accessible to all residents.

Some further questions were then asked

Q. Why was the amendment to the Bylaws made in 2015?

A. The revision took about a year, with considerable discussion. At that time there were many long-term tenants, primarily renters. Now there are very few, ELS currently has only two rental properties.

Q. What is the definition of a renter or a homeowner?

A. This is indeterminate, please go through the documentation

Q. Does the HOA Board still have a legal committee which can address the issue

Not in an official capacity

Candi Walker asked if there were any updates from the HOA Board.

Amalie Sinclair mentioned that a time frame for the preparation and publication of the HOA General Meeting minutes had been discussed. The objective would be for inclusion of the minutes by the 1st of the subsequent month on the HOA website, with a further summary (short version) to be published in the Arroyo Bulletin magazine, on the 1st day of following month. This would be contingent on a submission for publication by the 14th of the month deadline. Therefore minutes of the HOA March 14th meeting would be published on HOA website on or around April 1st and a summary of the March 14th minutes would also be included in the May 1st Arroyo Bulletin magazine. The time frame is expected to carry through 2019 on regular basis.

Dave Allenbaugh brought forwards the HOA Gate Committee report;

Last December, the board nominated me, Jerry Campbell and (?) together with Jennifer (?) for the gate committee. We have put together a Gate Guide. Please read this through. We have 20 copies to hand out just now, you can collect copies from the Park office, or locate the document at the HOA website (which can be downloaded and printed out) It will also be included in the Arroyo Bulletin.

An outline was provided

1. A resident allocated three-digit code will ring your phone, answer and press 9 to allow access.
2. Service people US Mail and similar, will be provided with a four -digit code. (which is not available to residents). Once a year Jennifer will delete the prior code and reissue a new code. This is for security reasons, and will help ensure that the service code is not distributed to unauthorized users.
3. For people who have a service provider, ask Jennifer to provide a four-digit code, which means you will not have to use the phone access for regular services.
4. If you come into the park in a different car take your hanging tag with you, or access your entry via cell phone. If a resident has their phone with them, they can type in their 3-digit code on the call box and their cell phone will ring. Answer the call then press "9" on your cell phone to open the gate.

Other examples might include; A real estate agent will be assigned on the call box. Supposing you would be gone for a month or so, Jennifer will change the number so that the agents phone will ring.

If you are having a party, Jennifer will assign you a code to send your guests, so that they can access, this is deleted after the specified time.

In the case of a power failure the gate will open and will remain open.

If Jennifer is unavailable and you have immediate question, there are three substitutes who would be directly contacted and who live in the park. Just ring the office and leave message and this will be immediately passed down the line.

The guide to providing visitor access: If phone rings in your house, use #9 (you will need to answer the phone)

To deny access, be sure to press # to terminate the call.

Jennifer agreed to put a notification on the entry box, with information for access 1,2,3 as provided.

Q. In a gate emergency whom do we call?

A. Call the office on your cell phone. If this is after hours of if Jennifer is unavailable this call will go to the answering machine, leave a message and it will be forwarded immediately.

Google will forward calls to any number of phones under a single registered account, therefore all phones in a system will ring when access code is entered.

The meeting ended at 8pm