

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING  
Wednesday April 6, 2020 2:00 PM  
Zoom Meeting

BOARD MEMBERS PRESENT: Mike McCoy, Mike Perry, Maggie Case,  
Jim Tucker, John Hyde

OTHERS PRESENT: Gail Denny – Property Manager

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**Approved as Submitted**

The Chair announces that the meeting is called to order at 2:38 pm, and to let the minutes reflect that all five (5) Board members are present, and he made all introductions as well as stated that this is a belated March meeting due to the circumstances of Covid-19.

The Pledge of Allegiance was waived, and a moment of silence was held for the military and first responders. The Chair announces the agenda and speaking rules that are in the packet.

The Chair explains that he noticed the Dog Park Committee feasibility study in the packet and requested that the Board add it to the agenda adding an item H. There was no objection to adding the item.

Member comments: There were no member comments.

**Review Minutes/Accept** – The Chair announces the regular 1.22.2020 meeting minutes that are in the packet. Mike Perry moves to adopt the regular board meeting minutes of the January 22, 2020 as presented. John Hyde seconds, motion passed. 5/0

Chair announces the special meeting minutes for 2/5/20 that are in the packet. Mike Perry moves to adopt the special meeting minutes for February 5, 2020 as presented. Maggie Case seconds, motion passed. 5/0

### **Communications**

### **Manager and Committee Reports –**

**Treasurer's Report** - The Chair announces that he entertains a motion to accept the Treasurer's Report that is in the packet for January 31, 2020; Mike Perry moves to accept the treasurers report for the period of January 31, 2020 as submitted and subject to audit. John Hyde seconds, motion passed. 5/0

The Chair announces the Treasurer's Report for February 29, 2020 in the packet. Mike Perry moves to accept the treasurers report for the period of February 29, 2020 as submitted and subject to audit. John Hyde seconds, motion passed. 5/0

**Communications:** The Chair asked if anyone wished to speak on their reports. John Hyde was ok to wait until item H. came up for discussion.

**Unfinished Business –**

A) None

**New Business –**

- A) **Ceilings & Interior Painting of Community Center Bids/Vote:** The Chair announces the various bids that are in the packet. Manager Gail Denny invited Lori maintenance to answer questions. Mike Perry moves to table this item. Jim Tucker seconds, motion passed. 5/0
- B) **Paint Book Color Addition/Vote:** The Chair announces that we have had a request to add additional colors to the existing paint book. Mike Perry moves to accept the additional colors. John Hyde seconds, motion passed. 5/0
- C) **Roof Color and Material Book/Vote:** The Chair announces that we have a roof material and color book guide presented by the ADC and everyone has reviewed it. Mike Perry moves to accept the additional colors. John Hyde seconds, motion passed. 5/0
- D) **Employee Bonus/Vote:** The Chair announces that there is a request to recognize a member of the team and turns this over to Manager Gail Denny to explain. John Hyde moves to accept the recommended bonus of \$500.00. Maggie Case seconds, motion passed. 5/0
- E) **Employee Handbook Pay Day Update/Vote:** The Chair announces that we have a request to change the day of pay due to the way payroll is processed and we are going by a very old procedure. Manager Gail Denny explains the reason for the change. Mike Perry moves to accept the change as requested. Jim Tucker seconds, motion passed. 5/0
- F) **Addition of Speed Bumps on Community Center Drive/Vote:** The Chair explains the need for additional speed bumps since we lost our resident mascot. The cars are driving too fast on this drive. Lori maintenance explains placement and concerns. Maggie Case moves to approve installation of the speed bumps and signs at the same and not to exceed \$1,000.00 Mike Perry seconds, motion passed. 5/0
- G) **Legal/Collections/Fines/Vote:** Manager Gail Denny explains three matters that the board has reviewed. Mike Perry moves to ratify the president's decision to approve two vinyl fences and a garage build. Maggie Case seconds, motion passed. 4/1 with Mike McCoy abstaining

**H) Dog Park Feasibility Study Review/Vote:** The Chair turns this matter over to John Hyde to discuss. Mike Perry moves to table this matter to get a legal opinion on charging fees to use the proposed facility. Maggie Case seconds, motion passed. 5/0

### **Adjournment**

Chair entertained a motion to adjourn. Maggie Case moves to adjourn the meet. Mike Perry second, motion passed 5/0 Meeting adjourned at 4:10 pm

Respectfully submitted by Jim Tucker,  
Secretary\_\_\_\_\_