

-APPROVED-

ULLPOA Regular Meeting Minutes Saturday, June 19, 2021

- I. Call to order, roll call, Pledge of Allegiance** - The meeting was called to order at 9:03 am by President Scott Johnson.
- II. Board members present** - Jon Arneson, Mike Huber, Mary Sullivan, Kim Rogers, Heather Shroyer, Cheryl Wash, Beth Caudill, Doug Jones, and Scott Johnson
- III. Welcome to visitors (Attachment A - member sign-in sheet)** There was 1 member that called in at the start of the meeting remotely. 12 minutes into the meeting another member joined us on zoom.
- IV. Approval of Agenda** – Heather Shroyer made a motion to approve the agenda. This was seconded by Mary Sullivan. There was a discussion, and 3 items were added to the agenda, under new business items, I, J and K. A request was also made by Kim Rogers to move New Business to number VII. **The board voted unanimously to amend the agenda as stated after a voice vote was taken.**
- v. Member Comments – There were 4 member comments (Attachment B)**
- VI. Approval of Minutes**
 - a. Cheryl Wash motioned to approve the May 15, 2021, regular meeting minutes. This motion was seconded by Kim Rogers. There was no discussion. **A voice vote was taken, 9 board members in attendance voted to approve the May 15, 2021, minutes.**
 - b. Cheryl Wash motioned to approve the May 24, 2021, special meeting minutes. This motion was seconded by Heather Shroyer. There was no discussion. **A voice vote was taken, 9 board members in attendance voted to approve the May 24, 2021, special meeting minutes.**
- VII. New Business**
 - a. **Kim Rogers motioned to approve a shed on an adjacent lot at 201 Hickory Lane. This motion was seconded by Cheryl Wash.** There was a discussion describing the proposed shed all supporting documents were shared with the board. **(Attachment C) A voice vote was taken, and all present voted to approve the Shed permit at 201 Hickory Lane. The shed permit was approved.**
 - b. **Kim Rogers motioned to approve the vacant lot driveway permit at 413 Birch. This motion was seconded by Cheryl Wash.** A discussion followed, nearby neighbors raised their concerns, supporting documentation was shared with the board. **(Attachment D) A voice vote was taken, 8 board members present voted not to approve the permit at this time, 1 board member passed. Based on the board needing more information, this permit was not approved at this time.**
 - c. **Cheryl Wash** motioned to discuss security pertaining to guest usage at the beaches. This motion was seconded by Beth Caudill. There was a discussion regarding usage of marijuana at the beach and using vulgar language with many families present. This discussion brought

up questions about security at the gates on busy weekends. The board also discussed adding key codes to the front gates. The board agreed to address this after more information is obtained regarding keycode access at the gates. The community needs to be educated on the rules of etiquette when using the beaches. The RCD can close the beaches if problems persist.

- d. **Jon Arneson motioned to review and or approve rule violations regarding decals and speeding violations. This motion was seconded by Heather.** There was a discussion, the by-laws were checked, this is an automatic fine and the board does not need to vote. The fines will be assessed.
- e. **Mary Sullivan motioned to approve payment to Associated Services Inc. for work done on Birch Lane.** This motion was seconded by Kim Rogers. There was no discussion. **A voice vote was taken, the 8 board members present voted to approve this payment.**
- f. **Kim Rogers motioned to discuss by-law change to the treasurer related items.** This motion was seconded by Heather Shroyer. Beth presented the proposed changes to the By-Laws to be presented to the committee as (Attachment E) and provided information for the requested changes.
- g. **Beth Caudill Motioned to approve Capitalization policy. (Attachment F) This motion was seconded by Kim Rogers.** A discussion followed to educate the board as to what this policy is. A voice vote was taken all board members present voted to approve the capitalization policy. This policy will be added to the policies and procedures manual.
(Beth Caudill left the meeting)
- h. **Scott Johnson motion to discuss the 19 POA lots and how the POA board proceeds to vote or eliminate these lots for the covenants ballot. This motion was seconded by Mike Huber.** There was a discussion and an email from the POA lawyer with his legal answer was shared with the board. (Attachment G) There are only yes votes anything else is a non-vote.
- i. **Discussion regarding the QuickBooks access.** Treasurer Beth Caudill and Finance committee member, Doug Jones explained to the board QB access and how it works.
- j. **Scott Johnson motioned to nominate an election committee for the October Board election. This was seconded by Jon Arneson.** Three current board members that have stepped up are Cheryl Wash, Heather Shroyer, and Doug Jones. We will need to appoint 2 members of the community. This will be announced to the entire community, if we have more than 2 members volunteer, we will draw these 2 members from a hat. The board agreed to the nomination of these 3 board members. The 2 community members will be appointed at the July meeting.
- k. **Discussion to establish a committee for the covenants count and announce a date set to count the ballots.** Kim will meet Edith at the office on Tuesday morning to receive the unopened envelopes. The count will be held on Tuesday June 22, 2021, at 6pm at Lake Court Center. Scott Johnson, Heather Shroyer, Mary Sullivan and Jon Arneson will attend, the members were also welcomed to attend to witness the counting. This will also be on Zoom.

VIII. Reports. -

- a. **Treasurer's Report-** See attached treasurer's report and finance committee report. (Attachment G&H) - includes financial reports - Balance Sheet, P&L & Budget vs Actuals) **Heather Shroyer** motioned approve the P&L for May 2021. This motion was seconded by **Cheryl Wash**. A roll call vote was taken 8 board members in attendance approved the P&L for May 2021.
- b. **Committee Reports**
 - **Security** - There was no written report
 - **Covenants, By-Laws, Rules & Regulations** - There was no written report
 - **ACC/ECC** - **Kim Rogers** – There was no written report
 - **Roads** - **Mary Sullivan, Scott Johnson** - Mary Sullivan read her report (Attachment I)
 - **Properties, Parks & Maintenance** - **Doug Jones** read his report. (Attachment J)
- c. **Special Committee Reports**
 - **Social Committee** - **Cheryl Wash** read her report. (Attachment K)
 - **Policies & Procedures** – **Heather Shroyer** read her report. (Attachment L)
- d. **Office managers report** – No report

IX. Unfinished Business

- a. **Motion to discuss protocol for the board to follow when seeking legal advice for the POA lawyer. This will be moved to the July Meeting**

X. Announcements – Mike asked that comments questioning the integrity of board members be done in private and continue to be respectful to each other.

XI. Cheryl Wash moved to adjourn the meeting and was seconded by Heather Shroyer. The meeting was adjourned by Cheryl Wash at 10:53 am

“There are no action Items from Board Meeting”

Submitted by:

_____ Dated ____ / ____ / ____
Cheryl A Wash, Board Secretary