

Open Board Meeting of April 15, 2023

Directors Present: Amy L. , Jeff T., Ellen C. , Alan I.

Conduct of Meetings

- Please note- we will be using a microphone in order for each person speaking to be heard by everyone. The meeting will be recorded in order to generate accurate meeting minutes.
- No member shall be permitted to interrupt the meeting or be permitted to speak until recognized by the President, or appointed person by president, of the meeting.
- Once given the floor to speak, please state your full name for the record. You will have a few minutes to speak, before the floor is given to the next person.
- No one will be permitted to speak twice on a specific topic, unless everyone who wishes to speak has had their chance.
- If a specific topic warrants much more time for discussion, then it may be held over to the next meeting or a special meeting scheduled for that topic, at the discretion of the president.

Agenda

11:00 1. Opening and Pledge

11:05 2. Old Business - Employee Unionization (Amy)
Q&A/ Comments (10 Minutes)

Question by members: Are members included in negotiations. (union committee to be formed with 2 board members) How many votes were for union (4 yes)and does Nate's vote count ? Yes, but you only need 2 yes votes to form union. According to the employee handbook, Tommy M. should never have been hired but its too late to do anything about that now. Former employee said they never received or signed a handbook. Employee handbook to be put on Website.

11:15 3. Old Business – Budget Update
Q&A/ Comments (10 Minutes)

2022 accounting/amended. We need a new accountant, there are too many mistakes. Board will look into that. Jeff has determined the errors are being made in the transfer of data from our software to the spreadsheet for the financials which is the job of the accountant. Member: the accounts in spreadsheet are too generalized. Looking into Forensic Audit but accountants not available til July.

11:35 4. Old Business Update - Mastic Machine for Potholes/ Maintenance (Jeff)
Q&A/ Comments (10 Minutes)

The rental of the machine has gone up from \$600. to 1559.00 and the board has approved to move forward. Concerns from the floor about 3 estimates were discussed as this is the only company that has this machine and material as we did research. Members were led to the website to follow the link about how the machine operates. Member suggested to set up an email to go directly to board with concerns or suggestions. What

is the turn around on hearing back from the board about a concern, Jeff answered that we will try to get back within 3 days. Some members said they never got the emails so Amy was going to look into that ,to be sure the program was working properly. It is, so its possible their emails are not in the program. Regarding maintenance: members want a list of tasks for maintenance within time expectations.

Road work should be listed and advertized. Itinery for maintenance should be advertized. Members should be notified of expenses over \$5000.00. Who keeps track of comp. Days, vacation days? Potholes on Arrow? Stop sign damaged at Old stage and Pawnee? Abandoned house on Chesepeake, kids are breaking in, can anything be done? Holes should be filled with modified stone, not chipstone. We should lease a frontloader or any heavy equipement if necessary

11:55 5. New Business – Potential Solar Farm (Jeff)
Q&A/ Comments (10 Minutes)

Most members were not in favor of having a solar farm anywhere on our property.

12:10 6. New Business – Pool Opening & Usage & Activities Update (Ellen)
Q&A/ Comments (10 Minutes)

Ellen announced that the pools hours are changing to 12-8 to accomodate people who work. There is no lifeguard at this time and we are looking for badge checkers and lifeguards. If unable to obtain lifeguards, it will be swim at your own risk. Board is looking into new sign that say,"swim at your own risk" Suggestion for an Adult only swim of 30+ years. Ellen reviewed upcoming events with a special request to the members to support our upcoming fund raiser on May 21st, the car show and vendor fair.

12:20 7 New Business - Election Committee & Elections (Jeff)
Q&A/ Comments (10 Minutes)

Members expressed an interest in choosing positions for the board members elected. Our bylaws outline how board members are elected and voted on by the board for the position they hold. Jeff suggested we hold a Meet and Greet the Candidate Night which was well received. Sign up sheets available for all committees after the meeting.

12:35 8 New Business - AED & CPR Training (Amy)
Q&A/ Comments (10 Minutes)

Amy asked about interest in taking a class in AED, CPR and told members we need 8 people to sign up minimum to get an estimate. Advertizing on website for interest will be done.

12:45 9 Open Q&A / Comments (15 Minutes)

**Why can't we gather brush and have a community Bonfire?
Why no backup for Tori in office? We can't hire or fire at this time due to union.**

1:00 10. Meeting Adjourned

Motion to adjourne by Ellen, Second by Alan