

## MINUTES OF MPOA SPECIAL MEETING – TRAILER LOT

MARCH 27, 2021

FINAL

Present are: Kelly Dice, Chair; Lisa Handy, Co-Chair; Deb Steimers, Director & Treasurer; Kathy Ortiz, Director; Patty McHenry, Secretary. Also present are residents: per sign in sheet: Elizabeth Wissing lot 25, Miles Teasdale lot 91, Larry & Karen Byrd Lots 55 & 56, John & Lee Guins lots 113 & 122, Jim & Lisa Handy lots 16 & 38, Deb & Rich Steimers lot 44, Todd Schultz lot 4, Bo & Carol Jamison lot 9, Denise Buckner lot 2, Carl Muzi lots 5 & 6, Paige & Chris Holland lot 120, Kathleen (& Gerry) Ortiz lot 14, Geoff Lloyd lot 10, Mike Dice lot 98 & 99, Richard Heycock lot 37, Joe (& Cynthia) Duffy lot 57.

Introduction & welcome by Kelly @ 11:05.

Kelly presented her background on the MPOA board. She indicated since there will be a full agenda to discuss at the annual meeting, this special meeting was called to discuss the trailer lot and explained it is not up to the board to make new rules but up to the residents. People keep expressing they want to park their trailers there, but can't find space or have to move other trailers to get theirs out, etc. She advised that the board had put out bids for the redo & expansion of the trailer lot. There was an email vote on the topic amongst the board because of covid. They looked at requirements, scope of work, etc and blind bids (the dollar amount and bullet points regarding the work) were sent to the Board members by Kelly to select a bid & the Board chose the lowest bid. It was then decided to find the degree of interest in the property owners to see whether or not to proceed.

There was discussion as to whether or not the board had all the information they requested and the project would need full board support to move forward (Directors Lisa Handy & Kathy Ortiz stated they were not in support) and both indicated they did not feel the board had all the information they wanted, nor were they consulted on the communications emailed to members or the process regarding the called special meeting on the trailer lot project. Several members asked to see the bids. Some of the bids have now expired but Kelly said the low bid contractor would still honor his bid if we move forward. She will provide bids to be transparent. The question was posed "did anyone from Kelly's family, friends or acquaintances bid". Answer No. Also it was asked if Kelly had checked the license, insurance, and bonding of the selected bidder, she answered No.

Gerry Ortiz stated our meetings need to be conducted in accordance with Roberts Rules (as stated in the Bylaws.) He made a **motion : to establish a parliamentary committee**. Motion seconded by Lee Guins. After significant discussion, there was a **secondary motion** made by Larry Byrd to: **Contact a professional HOA company**. After further discussion, Gerry Ortiz **amended his motion to be tabled and discussed at the annual meeting**. The original motion and secondary motion will be tabled to be discussed at the annual meeting.

Currently there are no regulations for the use of the trailer lot. Guidelines need to be established regarding any rules & maintenance & how to manage current and future space. Bo Jamison made a **motion: to appoint a trailer lot committee to identify what needs to be moved and to study the lot.** Richie Heycock seconded motion. Unanimous in favor. Committee volunteers are: Todd Schultz, Bo Jamison & Carl Muzi (chair). Todd Schultz made a **secondary motion to have the lot committee do a study and make a report to provide what they found & report to the membership at the annual meeting** which was seconded by Gerry Ortiz. The motion passed unanimously. After the committee conducts a needs assessment for the trailer lot it will be reported back to the community at the annual meeting.

Other discussions included:

- Denise Buckner advises the money toward the trailer lot needs to be a budget item.
- Lissa Wissing asked that current inventory at the trailer lot be cleaned up and then space be assessed and rules determined what is allowed at the trailer lot and how to manage what we currently have.
- Rich Heycock advising the membership present he wishes to give up responsibilities for the irrigation system, security camera(s) maintenance and as the community notary. He agreed to continue until the annual meeting and someone could be identified to take on these responsibilities.
- Todd Schultz discussed the need for individually specific passwords for each lot owner for online voting as he felt there were weaknesses in the current system.
- Denise Buckner asked that the board consider a voting committee.
- Denise Buckner raised concerns over the present attorney the membership retains and asked that another attorney be considered.

Miles Teasdale made a motion to adjourn. Seconded by Paige Holland. Meeting adjourned.

Immediately following the adjournment Kelly Dice stated she was resigning as chair and resigning from the board. A majority of the Board accepted.

Submitted by Secretary, Patty McHenry, March 29, 2021