

Board Meeting Minutes for September 27, 2019

Jack Thornton, President, called the meeting to order at 9:05 am HST

Board Members present: Jack Thornton A-207, Martha Strock A-101 & B-102, Michael Peters C-213, Gerry Johnson C-313 & A-206 and Roger Tinsman A-113. On conference call: John Coffey A-315. Quorum established.

Owner attendees: Steven Hurley A-113, Barbara Clarke A-303, Dorothy Donaldson A-305 & A-214, Neil Strock A-101 & B-102, Meredith Johnson C-313 & A-206, Claire McCann A-109, Frank Doemer as proxy for Bob McCann C-103, Richard Felkins C-216, Judith and Daniel Burkett B-101, Dallas and Julie Jacobs C -104, Dayna Harris A-109, Rocky Taylor C-106, Suzanne O'Connell B-110,
On Conference call: Brenda Murray A-107.

Proof of notice of meeting given. New Owners Richard and Theresa Stock C-214 were allowed to attend as observers, because their new unit is closing escrow soon.

Request for corrections or changes to June meeting minutes. None noted. Martha moved to approve minutes, Gerry seconded, vote passed unanimously.
Jack read the President's Report. Reports attached.
Roger read the Secretary's Report. Report attached.
Zaida Place (Office Manager) read highlights of the Manager's Report. Report attached.
Martha highlighted details of the Treasurer's Report, with acknowledgement of 2020 Budget discussion to come later in meeting. Report and budget attached.

Old Business:

Professional Reserve Study: Jack announced Association Reserves, Inc. (<https://www.reservestudy.com>) has been selected to perform the professional reserve study for Wavecrest. The estimated cost will be \$5,920. The timeline is expedited.

New Business:

Ted Johns wrote a report entitled "Caring For Our Wastewater Treatment System" (attached) that was reviewed. An object similar to a mop head caused a serious obstruction in one of our lift pumps. Owners are reminded to promote an attitude of care to renters in this. Only what we ingest, and mild soap should enter our sewer system. Future incidents can result in high costs and permanent damage.

The draft budget (attached) was presented by Martha, with no increase of HOA dues at this time. Mike moved to approve and adopt the draft budget, with the Board retaining authority to act on it at a future meeting if warranted. Roger seconded. Budget passed 4 to 2, with Mike, Roger, John, and Gerry voting yes, Jack and Martha voting no.

Open Session: 9:45 HST

Gerry Johnson (C-313 & A-206) submitted a letter of resignation to the Board. Letter attached.

Dallas Jacobs (C-104) - discussed the need to use no-phosphate, no bleach Dishwasher detergent. Please read labels carefully when making your buying decisions.

Dan Burkett B-101 stated that the budget presentation did not allow for owner feedback and the placement of owner comments at the end does not allow for questions.

Richard Felkins C-116, presented a written document (attached) outlining the general costs plus features and benefits of heating the pool. Copies were distributed to the Board. He requested that the Board explore a questionnaire to send all owners gauging their interest based on the information.

Dayna Harris A-109 submitted a letter asking for reimbursement due to a small leak.

Rocky Taylor C-106 spoke to the aging piping, explaining that addressing it completely is a process, not a one time event. Rocky, whose career as a Piping Journeyman, offered to help Wavecrest management, and the Reserve Study formulators too.

There being no further comments, Martha Strock moved and Roger Tinsman seconded the Board adjourn to Executive Session. Passed at 10:17 HST.

Executive Session convened in person and by teleconference at 10:38 am HST
Executive Session closed at 11:19 am HST and open session closed immediately thereafter.

Note: An Emergency Executive Session was called by Jack on September 30 for the same day at 4:30 pm HST it ended at 5:15 pm HST. No action or votes were taken.

Respectfully submitted by Roger Tinsman, Secretary