



**MINUTES OF REGULAR MEETING  
OF THE BOARD OF DIRECTORS**

The regular meeting of the Board of Directors was **called to order on June 8, 2021 at 7:00 P.M.** in the community clubhouse as set forth in the notice of meeting fixing such time and place. Notice of this meeting was posted on the community bulletin board forty-eight hours prior to the meeting.

**Quorum verified** by Board Members attendance as follows:

**Present:** Todd Moline  
Michael Johnson  
Deborah Luyster  
Paul Porter  
Tiffany Woodie (Zoom)

Also in attendance: Marsh Landing Management Company, Debbie Koteles.

**Guest: Homeowners:** Deborah Davis and Bill McDermott, Nathan Scott from Giddens Security, Sasa Popovic and JD Nelson Greenway Landscaping

**Giddens Security:** Nathan Scott reported for the past month there were 14 parking violations and 1 JSO came on site. On the 7<sup>th</sup> of June there was an incident with a driver damaging two shrubs at the entrance.

**Greenway Landscaping:** Sasa Popovic and JD Nixon reported:

- Mulch and pine straw have been completed.
- New flowers installed in the next 2 weeks.
- Fertilization, 4 times so far this year, 2 times for the shrubs and 2 times for the sod.
- Contract issues discussed.

Todd Moline moved the Board approve the irrigation issue at the exit side for \$625.00. Michael Johnson seconded the motion which carried. Todd Moline moved the Board approve up to \$250.00 for repairs to be done automatically by Greenway. Michael Johnson seconded the motion which carried

**Reading and approval of previous meeting minutes:** Special Meeting Minutes, Todd Moline moved to approve the minutes as submitted. Paul Porter seconded the motion which carried. May 11, 2021 Board Meeting minutes, Todd Moline moved to approve the minutes as submitted. Paul Porter seconded the motion which carried.

**Property Manager Report:** Debbie Koteles presented the Management Report as submitted in the Board Packet reporting on the previous month's maintenance projects.

**President:** Todd Moline stated; A minority of the Board cannot take any official action on behalf of the Association. Any communications that the minority Board members send out that are false expose them to claims for breach of fiduciary duty as well as libel and slander. On the other hand, it would be permissible for a majority of the Board to authorize communications to the membership stating that the minority's communications have not been authorized by the Board and therefore do not represent the Association's position on any issue. To be clear, the minority of the Board acted without majority approval of the Board.

**Financials:** Mike Johnson stated the financials are in good shape and so far this year there is a \$22,205.00 surplus. It was noted \$10,000.00 of the surplus is slated for the extra guard for the summer months at the pool area. The Board discussed the Reserve account and the monies allotted for the road repaving. The Board requested Debbie Koteles research getting possible quotes for the resurfacing of the roads.

#### **Committee Reports:**

- **ARC:** Bill McDermott reported the property in question last month about the color has since repaired the issues and is a more pleasing color. The ARC is all in favor of the changes. Debbie Koteles reported at this time Marsh Landing Management Company does not have the ability to do electronic submissions as requested last month. Paul Porter suggested auto fill on the applications sent to owners and he volunteered to look into doing the setup. Debbie Koteles will send him a blank application.
- **Communications/Social Committee:** Todd Moline discussed that since the association does not have enough volunteers to fill the Communications Committee it now falls under the Social Committee. All posting of activities on the reader board are to be done by the Social Committee. Paul Porter reported on the Memorial Day Social Event stating there was anywhere from 75 to 100 people in attendance. The next event will be the 3<sup>rd</sup> of July for the 4<sup>th</sup> of July celebration.

#### **Old Business:**

- **Security Issues/Gates/Fence Proposals:** Tabled
- **Doorking Manual Network Adapter:** Todd Moline moved the Board approve the replacement of the manual network adapter for the cost of \$873.05. Paul Porter seconded the motion which carried.
- **Landscape:** Todd Moline discussed the issues with Greenway Landscaping. It was recommended they should be monitored more carefully.
- **Drainage:** The Board discussed drainage issues at two properties on Mt. Ranier. The Board requested Debbie Koteles research options for the repair of the drainage.

#### **Open Forum:**

- Owner approached the Board for solutions on the drainage in front of her property.
- Board member discussed the request from an owner to set up a fall holiday craft event at the club house.
- A resident stated re-paving the roads will not take care of the curbing problem. Must repair the curbs first then re-pave.

**Board Adjourned: The Board adjourned at 8:30 pm.**