

Board meeting at CPM

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Board meeting appoints Paul Baker & Judy Henderson Board. Dana, Bruce and David to the Carino Committee

Transcript

The board meeting appointed Paul Baker and Judy Henderson to the board, approved the minutes from March 12, and discussed the appointment of Bruce Nelson, Dana Henderson, and David Swearingen to the Carino committee. The board approved moving funds from the reserve account to cover \$25,000 in legal fees and other expenses related to the Carino issue. They also discussed the opt-in/opt-out policy for homeowners' personal information and the need for a detailed treasurer's report. The meeting concluded with a brief executive session on Carino-related matters.

Action Items

- [] @Craig Hansen - Approve the minutes from the March 12 meeting.
- [] @Craig Hansen - Appoint Paul Baker and Judy Henderson to the board.
- [] @Craig Hansen - Approve the appointment of Bruce Nelson, Dana Henderson, and David Swearingen to the Carino committee.
- [] @Craig Hansen - Create and send out an opt-in/opt-out policy for sharing homeowner contact information.
- [] Review the homeowner's request for stucco and rock cladding and determine if the guidelines can be adjusted.

Outline

Appointment of New Board Members and Meeting Logistics

- Craig Hansen initiates the meeting, mutes everyone's mics to avoid feedback, and mentions the need for a quorum.
- Craig Hansen explains the meeting agenda, aiming to keep it under an hour and a half, and mentions the use of Otter.ai for transcription.
- The board approves the minutes from the previous meeting, with Speaker 2 recommending approval and Speaker 5 seconding.
- Craig Hansen discusses the use of Otter.ai for transcription and summaries, which are already posted on the portal.

Annual Meeting and Board Vacancies

- Craig Hansen announces the scheduling of the 2025 annual meeting for December 2 and mentions the need for a quorum.
- The board discusses the importance of having at least three members and the process of filling two vacancies.
- Craig Hansen mentions the need for diversity on the board and the challenges faced in finding suitable candidates.
- The board appoints Paul Baker and Judy Henderson as new members, with Craig Hansen making the motion and Speaker 2 seconding.

Introduction of New Board Members

- Craig Hansen introduces Paul Baker, who is currently overseas and works for the military, and his wife Angela.
- Speaker 2 provides additional details about Paul Baker's background and his involvement in the community.
- Craig Hansen and Speaker 2 discuss the importance of having a functioning board to avoid receivership and the associated costs.
- Judy Henderson introduces herself, mentioning her and her husband Dana's long-term residence in the community and her willingness to serve on the board.

Communication and Committee Appointments

- Craig Hansen discusses Judy Henderson's role in communications, including the possibility of a newsletter twice a month.
- Judy Henderson clarifies her intention to send out a newsletter once a month or once every six weeks.
- The board approves the appointment of Bruce Nelson, Dana Henderson, and David Swearngen to the Carino committee.
- Craig Hansen explains the need for board approval for committee appointments and the importance of having a quorum for decision-making.

Opt-In/Opt-Out Policy for Personal Information

- Joy explains the need for an opt-in/opt-out policy for homeowners to control the release of their personal information, including email and phone numbers.
- Craig Hansen discusses the legal requirements for providing a membership list and the board's right to create policies.
- The board approves the opt-in/opt-out policy, with Craig Hansen making the motion and Speaker 2 seconding.
- Craig Hansen explains the process for homeowners to fill out the opt-in/opt-out form and the importance of transparency.

Update on Carino and Mediation Process

- Craig Hansen provides an update on the Carino situation, including the involvement of three parties (homeowners, Carino, and the HOA) and their respective attorneys.
- The board discusses the mediation process and the potential for litigation if mediation is unsuccessful.
- Craig Hansen mentions the need for a mediator and the approval of the retired judge Ron Gretzky by the attorneys involved.
- The board approves moving funds from the reserve account to pay for legal fees and other expenses related to Carino.

Discussion on Carino Repair and Liability

- The board discusses the challenges of repairing the Carino slide, including the need for bids from contractors and geologists.
- Craig Hansen mentions the involvement of Robin Warren, the geologist, and the difficulties in getting companies to bid on the project.
- Chris Rayburn suggests the possibility of buying land from South Ridge Builders to create a park area, but Craig Hansen explains the financial constraints.
- The board agrees to table the discussion on Carino repair and focus on the current mediation process.

Guidelines for Homeowner Exterior Changes

- Chris Rayburn discusses his plans to stucco his house and add rock cladding, but is informed that the current guidelines only allow for lap siding.
- Craig Hansen explains that the guidelines were established in 2007 and that the board needs to investigate whether they can change the guidelines.
- The board agrees to review Chris Rayburn's plans and determine whether a precedent has been set for stucco and rock cladding.
- Craig Hansen suggests that Chris Rayburn fill out the necessary forms through the ACC and that the board will review the request.

Executive Session and Closing Remarks

- The board moves into an executive session to discuss additional information from the HOA attorney related to the Carino mediation.
- Craig Hansen thanks everyone for their participation and mentions the need for a treasurer's report and a template for future meetings.
- The board discusses the importance of having a clear agenda and regular board meetings to ensure continuity and transparency.
- Craig Hansen and Joy discuss the need for a detailed treasurer's report, including budget variances and delinquent dues, to keep homeowners informed.