

BOARD MEETING
Held July 8, 2022 @ 9:00 am via Zoom

Board Meeting Minutes
(Approved)

- Call to Order: Bob Johnson representing IMM called the meeting to order at 9:13 am after Mike discussed meeting format: Conduct policy is on the website. The Board will follow that outline; members attending Board meetings can comment at beginning of meeting in open comment period; all questions may not be answered; agenda items that require a motion, members can speak after Board discussion. Many meetings have not followed the format. Also present from IMM was Doretta Reuss. A quorum was verified as all board members were present: Mike Ferguson, Rick Moore, Bryan Avery, Jeff Kelley, Alice Angier and Elizabeth Lippitt.

- Member Open Forum:
 - o Member Lynne Serson thanked those involved for river path; asked about Phase I update; Rick said Phase I is on the list but not done; Bob said this topic might appear on the next agenda
 - o Mary Kenyon asked how members can speak on items the Board is voting on outside of Board meetings (via email); Mike said most recent decision was only a vendor change and not a vote; Bob said Board has authority to take action outside of a meeting and then the discussion gets discussed and ratified at minutes approval in next meeting; that is opportunity for members to speak to the decision
 - o Mary Kenyon commented on common area in rookery area; needs to be marked to avoid adverse possession; Rick is ready to mark
 - o Mary Kenyon formally requested that the first and second quarter reserve reports be presented to homeowners
 - o Siri Olsen asked for status of new Board members to obtain access to online banking accounts; Bob is signatory and must speak with the bank; Elizabeth emphasized urgency; Bob will handle upon return from travel
 - o Siri Olsen asked when homeowners will receive update on water rights case; Bob will ask attorney for update; it was verified that the litigation summary is the most recent update sent to all homeowners; the attorney sent an update but the Board hasn't met to discuss yet; the Board has not capitulated on any points; Mike asked Siri to email points to Board for verification

- Replace resigning Board Member:
 - o Bob explained process to appoint candidate to Board
 - o Mike confirmed four candidates: Janis Taylor, Allison Talus, Dirk Gosda and possibly Josh Whittaker
 - o Alice nominates Janis Taylor; Elizabeth seconds; no discussion from Board; member commented Janis would represent deed-restricted housing. One in favor, one abstains, four oppose; motion fails
 - o Jeff nominates Dirk Gosda; Elizabeth seconds; Board discussion and member comments; Dirk answered questions; all voted in favor; motion passes
 - o No additional nominations; Dirk welcomed to Board

- o Alice suggested that going forward the homeowners should be notified of all candidates in advance of appointment; Jeff suggested that homeowners receive Dirk's resume with announcement; Dirk had no objection
 - o Jeff suggested that meeting policy format be shared with all homeowners; and homeowners should send emails in advance of meetings with topics for discussion
- Adjourn 9:57 am