

Meeting Minutes

Project TT#3 HOA Meeting – General Session September 29, 2020

Date and Time	Attendees
September 29, 2020 7pm - Zoom	Board: Michele Phillips, Bruce Watkins, Lisa Goldfisher, Gev Grgodjaian, Brenda Lambert Management: Calista Mendez Owners: Teresa Wayne, Darryl Phinnessee
Meeting Summary	
1.	Meeting called to order at 7:02pm.
2.	Open Forum – Our Bylaws were updated in February 2018 - you must be a Member/Owner or Non-Member/Non-Owner Spouse of a Member/Owner, to serve on the board. With the passage of SB 323, they have to be an owner (on title of the property) to serve on the board. Also, only owners can nominate. Inspector would know who's on the deed/title, when the name of nominee is provided. Teresa didn't have any comments, Darryl hadn't joined the meeting yet.
3.	Updated Election Rules – Homeowners are invited to make comments on the updated election rules. Once comments have been received, discussion can be closed, and a vote will be taken by the board Board voted to adopt election rules, in favor – All (5 yes, 0 no) Next step is to reviews proposals. Michele has two proposals that she'll send Board. Set a meeting date of Feb 2. After adoption, have 120 days to post requirements/notice of procedures and deadline for mailing. 30 days before nominations, it's a 30/30/30. Calista sent one, \$589, other \$750. Definitely have company professionally do it. Let Calista know which co, and we'll get started right away. Already posted SB323 requirement. There's information in the policy about campaigning.
4.	How can a member opt out of making his email a part of the membership list? SB 323 also makes your email addresses available to all members by making them part of the membership list available upon request. Members can opt out of having their email addresses included with the membership list, but the bill makes NO allowance for email address already provided to associations. In MGC, as a homeowner, your information is not available to other homeowners. Everyone is actually opted out.
5.	Miscellaneous Business- -Darryl (Unit 358 Clybourn)joined toward the end of the meeting, he had no questions/nothing for open forum. Michele told him the Board adopted election rules, will have inspector handle entire election. Timeline on sending nominations, ballots, candidate registration, etc. Feb 2 election -If someone can't run because they're delinquent, there is period that someone can do IDR so they can discuss and possibly serve on board. -Darryl (Unit 358 Clybourn) put his check in mailbox, wants drain cleaning. Five so far in small buildings, and three in the others. Larger units will be the following Saturday. Brenda will pay via UB portal for drain cleaning. Calista didn't receive check for Unit 4450 yet. -Pool Gate - Darryl is 6' 2", he's able to reach over the top of the gate and reach around and open it. Gate is to code. Push bar is for safety to get out of pool area. Maybe lower push bar? Daniel has to come out anyways because lock isn't releasing, N side. 6" down? -In addition to the code, there are keys to the lock also, a key for each gate. -Darryl said he saw some teenagers swimming, and homeless guy on bench. Michele asked if he called the police. Darryl didn't. Sabrina's son maybe swimming? Only people who physically live here can use pool, Michele will recheck Covid restrictions. -Need to schedule termite inspection, the flyer went out to all homeowners September 10, 2020 -Calista heard back from Will (Official HOA Elections). Their company has Feb 2, 2021 available, penciled us in.
6.	Meeting adjourned at 7:40pm