



General Board Meeting Minutes

June 8, 2020 at 5:00pm

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/698737125>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 698-737-125

In attendance:

Sarah Frink- **President**

La Juan Allen- **Treasurer**

Kyle Strongin- **Vice President**

Ken Sapp- **Assistant Secretary**

Dawn Kelly- **Property Management Group (PMG)**

Jim Butler- **Secretary** (via teleconference)

Attendees: Dana Allen (J. Allen Homes), David Fortson, Erick Quarles, Kathy Turpin, Shannon Zi, Laura Paulson, Renee & Bo Walker, Bin Li, Jacque Roach, and Lorain Knight

Meeting began at 5:04pm.

1. Call to Order, Welcome, Establish Quorum (Sarah Frink)

Good Evening. I am calling our meeting to order. As always, please make sure that you are muting your microphones during this meeting to eliminate backfeed and additional noise. Because of the online format, I am going to have to keep everything extremely structured.

I will now establish the Board quorum:

- Mr. Sapp, are you present? Yes Mr. Butler? No Ms. Allen? Yes Ms. Strongin? Yes. Let the minutes reflect quorum is met.

Quick announcement. We have some exciting news about the gates coming up. Please watch your email.

2. Approve Minutes from prior Meeting (Sarah Frink)

Sarah Frink motioned to approve the May 28, 2020 meeting minutes, LaJuan Allen seconded this motion, all in favor, and the motion passes.

3. New Business (Sarah Frink)

Last week, there was a question about passing Bylaws and a Quorum. After review, we believe the confusion came because of the differences in the old and new versions. The Old version, written by National Land Partners, allows the Board to amend the Bylaws in section 7.2. However, even though this is allowable by law, it is not the State standard. So, in the New version being voted on this evening, we are updating the Bylaws, so that in the future, the membership has the power to amend the bylaws, not the Board.

As to the commenting period, the initial poll went out in April 13-17, 2020. The proposed redlined Bylaws were sent out via email and posted to the website the 28th of April and commenting was open until 8 May. The official commenting period was from May 19th through the 25th and the revision email was sent and a link posted on the website. All of the feedback was analyzed by Board members and sent for attorney review. This has been an extensive process with multiple opportunities for input and review.

With all that said, most of you know I try and look for the silver lining in any situation. Mr. Butler is the Board member that pioneered the revision of our documents. He has been passionate about updating all of our CCRs so that they match the State law. We were hoping he could be here tonight to vote, but unfortunately is unable.

Motion (Kyle Strongin): I make a motion to approve the Bylaws as proposed and written. LaJuan Allen seconded the motion.

Asst. Secretary Sapp, how do you vote. Asst. Secretary Sapp asks if he can make comments. President Frink states the commenting period was last week and we are moving to vote. Asst. Secretary Sapp states parliamentary procedure is being violated. President Frink requested his determination, he again stated procedure was being violated. President Frink again requested his determination, and Asst. Secretary Sapp remained undecided and provided no approval nor denial. Treasurer Allen voted yay, Vice-President Strongin voted yay.

Vote. The ayes have it, and the motion is carried.

* Secretary Butler was able to listen in via conference call. After the meeting, he sent written correspondence of his approval.

Meeting adjourned at 5:10pm.

*Parliamentary procedure is recognized by Parliamentary law as followed by the English Parliament in conducting business. Parliamentary procedures have not been an adopted process of the association to date, nor previously recognized in the original bylaws, nor recorded with Hood County.

