

BOARD MEETING MINUTES

October 26, 2020

The meeting was called to order at 7:01 pm by Board President John Black.

Board members present: John Black, Bruce Jordan and Aaron Wallace.
Board member(s) absent: Jeremy McMullen and Brianna Davie.

The minutes of September 28, 2020, were presented for approval. Aaron Wallace moved to approve the minutes as submitted and Bruce Jordan seconded the motion and the motion passed unanimously.

The Financial Reports were presented.

Siding repairs was discussed and a tentative supply order was presented but has not finalized yet.

Gutter repairs was discussed. John informed the Board that Invitation for Bids have been distributed.

The tenants dog issue of Unit 2018 was again discussed. Following some discussion, Aaron Wallace moved to issue a Notice of Violation to the owner of Unit 2018 for the continued defiance of Board action directing the removal of the tenants dog that continues to be in violation of the governing by-laws and assess an additional \$100 fine that shall automatically renew on the 1st of every month the homeowner refused to comply. Bruce Jordan seconded the motion and the motion passed unanimously.

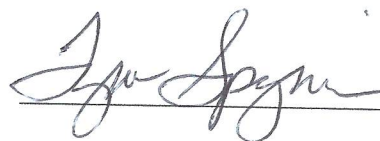
Tree trimming was discussed. Following some discussion, Aaron Wallace moved to reimburse JB Management Group \$200 for payment to Nikimo Clifton for providing tree trimming services. Bruce Jordan seconded the motion and the motion passed with John Black abstaining.

The Annual Proxy Only Meeting was discussed. Following that discussion, Bruce Jordan moved to approve the 2020 Proxy Only Packet to be distributed to all Association members. Aaron Wallace seconded the motion and the motion passed unanimously.

New lawsuits were presented against Bruce Jordan and Aaron Wallace by homeowner Nancy Johnston. The lawsuits were based on actions taken in official capacities as Board Members and pursuant to Article V, Section 1 of the governing by-laws, the indemnification clause states the Association "shall" indemnify them and cover the legal expenses. After some discussion, it was decided to contact our previous attorney with the Finkel Law Firm to handle the lawsuits at the Association's expense.

The meeting adjourned at 7:21 pm.

Board Meeting Minutes Approved as submitted December 17, 2020.



Secretary