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MINUTES OF REGULAR BOARD MEETING
SURFSIDE HOMEOWNERS ASSOCIATION
SEPTEMBER 19, 2009

B.OT. Present: Jim Flood, Chris Hanson, Martin Jenkins, George Miller Grant Murrell, Larry Nelsen, Debbie Richmond, Gary Williams, John Williams

Staff Present: Ginger Byrd, Bob Haskin, Barbara Robinson, Sara Chase, Jim Meyers.

President, Jim Flood called the meeting to order at 9:00 a.m. and opened with an invitation for Floor Comments:

Floor Comments:

John Reichenbach addressed the board regarding changes in Trustee assignments. John stated that he was surprised and disappointed with the assignment for Water and Field Services Trustee. John Reichenbach said that a he felt that a local board member would have a better idea of the daily problems as opposed to a board member that is not a full time resident of Surfside.

Grant Murrell asked to respond to John Reichenbach. Grant explained that it is a good practice to move the Trustees through different committee assignments so that all Trustees have knowledge of all the committees and gain experience in all the areas.

John Reichenbach responded that Larry Nelsen had been a hands on Trustee in observing the work and work practices of the Water Department. Grant Murrell responded to John explaining that Trustees are not supervisors. That is the responsibility of the General Manager and the Water and Field Services supervisor. Trustees are given assignments to the various committees to interact with the General Manager and make presentations to the Board. John Reichenbach was concerned about a piece of equipment that is new and has broken down twice recently. John felt that it was miss handled. Bob Haskins responded that the problem appears to be with hydraulics and it has not been fully diagnosed by the company at this time.

Gary Williams responded to his assignment as Water Field Services Trustee. Gary said that he has been able to be here and observe the operations. He felt that based on his experiences he will be able to assist the Water Field Services Department and Committee in providing quality improvement activities and providing mechanisms for training. Larry Raymer has just held the first meeting of the Water Field Services Committee. If you see items of concern communicate with Gary Williams or other members of the committee.

George Miller asked if minutes of the various committees could be posted on our web site, so that members would be better informed of actions and decisions.

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The agenda for the September 19, 2009 Board Meeting was approved and adopted as submitted.

Martin Jenkins moved to approve the minutes of the August 15, 2009 regular board meeting. Gary Williams noted that the minutes, under new business state he is secretary. This needs to be corrected to Vice President. The motion was revised to state approval as amended. John Williams seconded the motion. The motion passed unanimously 9-0.

Old Business:

The decision to hold the annual volunteer appreciation dinner on December 12, 2009 at the Peninsula Senior Activity Center was made. Barbara Robinson General Manager stated that the budget for the facility and cleaning deposit is underfunded but we have it covered. Debbie Richmond said that the food budget this year will be adequate. Martin Jenkins mentioned that the budget committee will be recommending an increase for next year to \$1200.00 fro the total expenditures for the volunteer appreciation dinner.

New Business:

December Board Meeting:

Gary Williams moved to cancel the December 19, 2009 regular Surfside Board meeting. Debbie Richmond seconded the motion. The motion carried 7-2.

2010 Board Goals:

Gary Williams moved to adopt the 2010 Board Goals as submitted. Grant Murrell seconded the motion. The motion passed unanimously 9-0.

Request for Proposal-Audit/Tax Services:

The request for proposals for audit and tax services was discussed. It was generally felt that the present firm provides an excellent service. Claudia Justice made a comment from the floor that she had spoken with at least four local firms that felt we were paying at least twice as much as we should be for an operation of our size. There is a substantial sum budgeted for the next audit, should it not be used it could be moved to reserve fund. It was decided that an ad should be placed and then a pre-bid meeting be scheduled for all interested firms so they might understand our expectations and see what the presentation from Moss Adams has included. A time frame of twenty-one days after the pre-bid meeting for the firms to practice due diligence before placing their bid was suggested. John Williams moved to approve the request for the proposal for audit and tax services. Chris Hanson seconded the motion. The motion passed unanimously 9-0.

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Jim Flood brought forth the ideas for limiting the number of complaints that could be filed by one individual. Suggestions for charging and or limiting the number of complaints filed were discussed. Grant Murrell stated that it is a fundamental right to complain as stated in our covenants and that we need to adhere to the covenants. We need to enforce the covenants as written. George Miller asked for Jim Meyers Covenant Compliance Officer to speak to the issue. Jim said that we should not charge or limit complaints. The current form could be enhanced to include pictures or a fuller description of the perceived non-compliance issue. There was some discussion of the lack of consequences to violators. It was suggested that a uniform fine policy should be established, but no action was taken.

Operations Manual:

Barbara Robinson distributed first drafts of the Operations Manual updates to all board members for their review and comment over the next thirty days. More discussion and any action to be taken will take place at the Regular October Board Meeting.

Staff and Committee Reports

Financial Motions:

Larry Nelsen moved to approve check number 16743 in the amount of \$2,241.30 payable to Creative Floor Factor for ½ down on business office carpet replacement and transfer from reserves. Gary Williams seconded the motion. The motion passed unanimously 9-0

Martin Jenkins moved to approve check number 12502 in the amount of \$4,053.28 payable to DPR Builders and Developers for generator cover. Grant Murrell seconded the motion. The motion passed 8-0. Debbie Richmond abstained.

Grant Murrell moved to approve all committee reports as presented. Gary Williams seconded the motion. The motion passed unanimously 9-0

Communications:

There were no comments on incoming and outgoing correspondence.

Barbara Robinson, General Manager reported that she, Bob Haskin and Gary Williams had a phone conference with an engineer in regards to water quality issues. The phone conference was very informative and covered several areas. The engineer will be here on September 25, 2009 to meet with Bob Haskin. Gary Williams will be here also. They will be looking at water system changes and how the water is treated, in order to address recent test results.

Barbara presented a certificate to Larry Nelsen for his work in replacing windows in the business office.

Gary Williams moved to appoint Georgia Mourikis and Merri Johnson co- chairs of the Community Relations Committee. Debbie Richmond seconded the motion. The motion passed unanimously 9-0.

Gary Williams reported that the next meeting of the Water and Field Services Committee will be October 16, 2009. The chairman will try to reschedule the meeting to an earlier date so that the minutes will be ready for a board report.

George Miller moved to combine the RV Committee with RV Storage and Compactor Committee. Gary Williams seconded the motion. The motion passed unanimously 9-0.

Grant Murrell moved to have the Fish and Water Ways Committee changed to Ad Hoc status to meet only as determined necessary. Gary Williams seconded the motion. The motion passed unanimously 9-0.

The quality of the water ways was discussed. It was noted that water lilies an invasive species had been planted at the house south of 328th. Jim Meyers Covenant Compliance officer was directed to speak with them removing the plants. Auqatechnex has made an inspection of the condition of all waterways, so a report should be coming soon.

Jim Flood asked if there were any further floor comments. None were heard

Martin Jenkins moved to adjourn the regular board meeting at 11:30 am George Miller seconded the motion. The motion passed unanimously 9-0.

Jim Flood, President to the Board

Grant Murrell, Exec. Committee Secretary

Sara Chase, Recording Secretary

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