

1. Introduction
2. Recognize Quorum is Established – 4 of 4 members present (Joe Black, James Danger, Steve Skannes, Kelly Elford).
 - a. No objection as to Notice of Meeting.
3. Roberts Rules in effect
 - a. Motion to go into Relaxed Rules – unanimous
4. Minutes of Prior Meeting – tabled as no minutes to present following resignation of Jane Mauk
5. HOA Business Report – Steve Skannes – Treasurer
 - Budget draft in process. Should be completed soon.
 - Discussion about the 2018/19 budget and targets being met. On track to save money over what was budgeted.
 - Reserve Study commentary. What a reserve study is, what it is supposed to do. Is a guideline. No law or rule requires a HOA to follow the recommendations, only that it is to be performed for notice purposes.
 - Maintenance of Community
 - o Road on SGCD repaired by volunteers. Desire to have work performed during this year. Due to cost, the proposal will be presented at General Meeting. Plan is to do road repair in sections, with SGCD to be first section. Portions of the road will be ground down 3 inches and repaved. One section ground to sub-floor and built up.
 - o Storm drains. Drains identified on community map that are in most need of repair. Work done to improve those drains. Additional drains identified as the second layer needing to be repaired. Discussion with homeowners on the flow of water and the problems due to construction and how Sea Links designed.
 - Cindy from BBT&A re:
 - o Audit – audit by Larson Gross.
 - o Budget - Packages for General Membership Meeting are being prepared.
 - Income loss/gain – different way of calculating cash in versus money out.
6. Recognize Guest - Mick O'Bryan from MJ Holdings, currently leaseholder of the golf course for the next 10 years
 - a. Q&A with homeowners
 - i. Drainage improvements of pond in Sea Links and of the canal in the lower golf course.
 - ii. Trails and slopes – trails will be improved gradually.
 - iii. Golf Carts (electric v. gas) – gas golf carts have been purchased and be used.
 - iv. Golf course will be opened in segments. Driving Range first, eventually all 9 holes reopened.

- v. Pests/Rodent control – debate over whether the creatures are one form of rodent or another and what to do to remove them.

7. Motion to move into Executive Session

8. Return from Executive Session – Secretary position turned over to Kelly Elford following resignation of Jane Mauk.

9. Marlow Pellatt, owner of the tracts, present. As the tracts are designated wetlands, and not able to be built upon, he presented a motion to remove tracts from dues. Passed. Future discussion re tracts and purchase/ownership transfer needed.

10. Report from Various Committees

a. Richard Drath

- i. Welcoming Committee – report on number of new people who moved in.

- ii. Garage Sale

- 1. \$175 participation fees came in
- 2. Recommendation for future Garage Sales including signs and gate access.
- 3. Discussion re issue during garage sale – not all parties present, no party consented to waiving any privacy right, therefore no discussion would be allowed.

- a. Motion presented by Karen Bell that no Board member, now or in the future, is above any resident. Passed.

11. Motion to Change Rules Regarding Complaints

- Discussion to alter rules for complaints. Currently, one homeowner represents over 90% of all complaints, most of which have no basis in the governing documents. Previously, BOD received motions based on parking on the grass, when the offending vehicle was actually parked on a car pad. Complaints regarding grass not being cut, with accompanying photos of homeowners lots. Of the pictures presented, only one lot seemed to have been an offender, and one was known to cut grass regularly. Came to attention of the Board that the homeowner making the complaints was out on vacation for a month, and therefore could not verify whether or not the pictures of offending homes actually mowed as required under the rules. Due to the numerous complaints, most lacking substance, and to deter frivolous complaints in the future, along with a need that homeowners should read the governing documents, a Motion was presented that all future complaints must be accompanied by appropriate CC&R/Bylaws/Rules & Regulations to be considered a valid complaint. Passed unanimously by Board.

12. Open Forum

- Discussion on status of back gate repairs. Treasurer and Maintenance Committee Chair, Steve Skannes, gave report. Some progress on worst offending drains made already. Still need additional work. Identified additional drains in need. All progress will be a layered

approach to fit within the BOD commitment to save up reserves and make required repairs in a responsible manner.

- Discussion on non-payment of dues. Board has acted to resolve overdue accounts by using Sea Links attorney to resolve overdue accounts.

13. Close Meeting – 9:05 p.m.