

OAKMONT

IN THE VALLEY OF THE MOON

**Oakmont Village Association (OVA)
Board of Directors Business Meeting Minutes
November 1, 2016 – 1:00 PM – Central (Berger) Auditorium
6633 Oakmont Dr, Santa Rosa CA 95409**

- 1. Roll Call – Establishment of a Quorum – Call To Order – Altman**
President **Andie Altman** called the meeting to order at 1:00 PM, noting a quorum of seven Board members present: President **Andie Altman**, Vice-President **John Felton**, Treasurer **Elke Strunka**, Secretary **Frank Batchelor** and Directors **Herm Hermann**, **Ellen Leznik** and **Gloria Young**. Also present were Association Manager (AM) **Cassie Turner**, Executive Administrative Assistant (EAA) **Cathy Dougherty** and approximately 46 members.

- 2. Adoption of Meeting Agenda** President **Altman** called for a motion to adopt the meeting Agenda. *On motion duly made and seconded (**Hermann/Young**) the Board voted unanimously to adopt the meeting Agenda.*
President **Altman** asked Vice President **Felton** to serve as Time-Keeper and EAA **Dougherty** to serve as Task-Master.

- 3. OVA Members' Open Forum** – President **Altman** announced members speaking in Open Forum have 3 minutes to speak to the Board:
 - A. K Oswald** – Spoke about the proposed Election Rules; Nominating Committee and Ballot Box.
 - B. W Schilpp** – Spoke about the Nominating Committee.
 - C. T McCaffrey** - Asked for guidance regarding re-roofing an Oakmont duet home.

- 4. President's Announcements:** President **Altman** announced that a personnel issue was handled in Executive Session prior to today's meeting. Vice President **Felton** addressed the status of the Pickleball permit process saying SR City Planning's process is complex involving project reviews by several City Departments, which can slow the process, but he emphasized that the permit is pending and has not been denied.

- 5. Unfinished Business Items**
 - A. Revised Election and Voting Rules – Discuss/Action**
The Board reviewed the redlined Election Rules by provision and the following Board actions occurred:
 - i) Regarding Section IV. B. - *On motion made and seconded (**Batchelor/Strunka**) the Board voted unanimously to change the number of days from 120 to 90.* The effect

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of this change allows for the Nominating Committee to get established and provide at least three months for the recruitment of candidates prior to the election.

5. Unfinished Business Items (Cont'd)

- ii) Regarding Section IV. B. – “stated deadline” for submitting a Candidacy Notice should be “...by February 1st ...”
On amended motion made and seconded (Leznik/Young) the Board voted unanimously to change deadline for submission of completed Candidacy notice to the Association is February 1.
- iii) Regarding Section IV.F. 2 – Directors **Felton/Altman** moved and seconded to leave the language in the provision as is. The Board voted **6 “For”; 1 “Opposed” Leznik.**
- iv. Section IX. Paragraph C - Directors **Leznik/Hermann** moved and seconded to remove the wording “may be a member” from Section IX, paragraph C. The Board voted **6 “For”; 1 “Opposed” Batchelor.** This change removes a member as a potential inspector of Elections even if they fall into the pool of allowed inspector professions (Accountant, Volunteer Poll Worker, Notary Public).
- v) Directors **Felton/Young** moved and seconded to accept the Election Rules as presented with today’s revisions and move forward and publish for 30 days for member comments. The Board voted **3 “For” – Altman, Felton, Young; 4 “Opposed” – Batchelor, Hermann, Leznik, Strunka.** Motion failed.

This motion would have stopped progress of the review and changes to the proposed Election and Voting Rules. The Board was asked what they wanted to do with these Rules at this point. The Motion was believed to be one to adopt the rules at this time. Director **Batchelor** asked to change his vote as his misunderstood the motion and Director **Strunka** also said she misunderstood.

- vi) Directors **Leznik/Batchelor** moved and seconded to continue to conduct the current election under the current set of Election Rules. The Board voted **4 “For” Batchelor, Leznik, Strunka, Young; 3 “Opposed” Altman, Felton, Hermann.** Director **Leznik** stated that the many changes made are not minor and we should look at them and then move forward.
- vii) Directors **Felton/Altman** moved and seconded to do things in parallel by continuing to use existing rules, but also accept proposed Election Rules with the above listed modifications made at this meeting for publication and member comment. The Board voted **6 “For”; 1 “Abstain” Leznik.**
The Board discussed the process of modifying and adopting Association rules and agreed that the current process of working through the rules should

remain in place as they review the changes from today. President **Altman** said today's revisions will be made and distributed to Directors to review.

B. Berger Enhancement Strategic Team (BEST) – Charter & Appointments – Discuss/Rename/Action

The Board agreed to change the name to the **Berger Action Committee (BAC)**.

*On motion duly made and seconded (**Hermann/Felton**) the Board voted unanimously to adopt the BAC Charter as written.*

*Directors **Altman/Felton** moved and seconded to appoint Claudette Brero-Gow, David Dearden, Art Fichtenberg, Bob Jackson and Ruthie Snyder, Chair to the 2016 BAC. The Board voted 6 "For" **Altman, Felton, Strunka, Batchelor, Hermann, Young**; 1 "Abstain" – **Leznik**.*

The interview team consisting of three Directors and two members of the COC recommended 5 volunteers for the Berger Action Committee (BAC) after multiple interviews and a review of resumes. Director **Leznik** abstained from this vote stating she didn't know anything about these volunteers prior to the meeting.

Director **Hermann** requested he be appointed Board Liaison to BAC. President **Altman** approved the appointment.

President **Altman** suggested a BAC kick off meeting be scheduled in the future for committee members and OVA Board.

6. New Business Items

A. Appoint Nominating Committee for 2017 Board Elections – Discuss/Action

*Directors **Altman/Felton** moved and seconded to appoint Pat Clothier, Bev Leve, Pat Olive, Jackie Ryan (Chair) and Alan Scott to serve on the 2017 OVA Board Nominating Committee. The Board voted 6 "For" **Altman, Felton, Strunka, Batchelor, Hermann, Young**; 1 "Abstain" – **Leznik***

*Directors **Leznik/Young** moved and seconded to amend the above motion to include a sixth person, Larry Souza. The Board voted 1 "For" **Leznik**; 6 "Opposed" **Altman, Felton, Strunka, Batchelor, Hermann, Young**. Motion failed. Directors **Batchelor** and **Altman** reminded the Board and members that our Bylaws and Rules are specific to having only five (5) members of the Nominating Committee.*

B. Rodents – Association Issue? – Discuss/Action

After discussion, Board consensus was reached that OVA is not responsible for pest control on homeowner property. President **Altman** tasked **AM Turner** to e-blast to members to respond if they were interested in a pest control forum and to report back to the Board at the next business meeting.

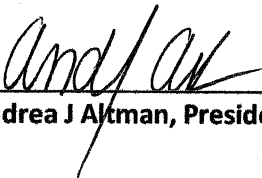
7. Future Board Meeting Agenda Recommendations

- A. Director **Hermann** will compare proposed changes of Zolkower doc for facility use with present policy for Dec Board meeting.
- B. Vice President **Felton** will present member comments re Swim Pool Rules at Nov 15th Board meeting.
- C. Treasurer **Strunka** will announce 1) Increase minimum ARF balance from \$330k to \$700K; 2) RFP Financial Mgmt Co – Board to make decision; 3) 2017 Auditor – Board to make decision. AM **Turner** will introduce a new potential Auditor to the Board in Executive Session at the Nov 15th meeting.

8. Review Meeting's Task-Master List

- A. AM **Turner** to find out how much member interest in pest control through her e-blast and report to Board.
- B. President **Altman** tasked AM **Turner** to contact Auditor references.

9. Adjournment - President **Altman** adjourned the meeting at 3:43 PM.



Andrea J Altman, President

2/28/2017
Date



Frank Batchelor, Secretary

02/28/2017
Date