

OAKMONT

IN THE VALLEY OF THE MOON

Oakmont Village Association (OVA)

Board of Directors Business Meeting Minutes

Tuesday, February 6, 2018 - 1:00 PM - Central (Berger) Auditorium

As Amended by the Board Feb 20, 2018

1. Call to Order – Determination of Quorum

President Gloria Young called the meeting to order at 1:04 PM. A quorum of six Directors were present: G Young, G Goodwin, C Bettencourt, K Connelly, L Oneto and Karen Oswald. Also present were General Manager (GM) Kevin Hubred, Time Keeper (TK) Rich Laden and Executive Admin. Asst. (EAA) Cathy Dougherty and about 74 members.

President Young announced she was turning the meeting over to GM Hubred.

2. Adopt Meeting Agenda – GM Hubred announced Item XI.E. was being removed from the Agenda.

Young moved and Oswald seconded a motion to approve the Agenda as amended. The Board voted unanimously for the motion.

3. Appoint Time Keeper – GM Hubred announced Rich Laden will be time Keeper.

4. Consent Calendar

Connelly moved and Young seconded a motion to accept the consent calendar. The Board voted unanimously for the motion.

5. President's Report

President Young announced that Director Heyman resigned effective January 29, 2018 and read OVA's attorney Hirsch's opinion that the Board not fill the vacancy.

Bettencourt moved and Goodwin seconded a motion to fill the Board vacancy by appointing Wayne VanBockern. The Board voted 3 For (Goodwin, Bettencourt, Oneto; 3 Opposed (Young, Connelly, Oswald). GM Hubred motion failed for lack of a majority vote.

Connelly moved and Young seconded a motion to allow other candidates to submit their names to appoint a member to fill the Board vacancy at the Board's next business meeting Feb 20, 2018. The Board voted unanimously for the motion.

President Young announced Director Connelly was appointed Board Liaison for the Communications Committee for the remainder of her term ending April 2, 2018.

President Young stated her views were incorrectly printed in a recent Oakmont

OAKMONT VILLAGE ASSOCIATION

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News editorial by an unidentified author. She asked that in the future Board members explain their reason(s) for not voting for a motion.

6. Secretary's Executive Meeting Summary

Secretary Bettencourt summarized the Jan 22, 2018 Executive Meeting Minutes.

7. Financial Report

GM Hubred explained OVA's CPA will report on the financial condition of the Association in his report to the members at the Annual Membership meeting April 2, 2018.

8. Other Report(s)

A. Management Report

GM Hubred announced an Open Board meeting is scheduled Wed, Feb 28, 2018 at 1:00 PM in the Berger Auditorium. The meeting fulfills the required 30-day member notice to provide written comments to the Board concerning the Revised Election and Voting Rules mailed to all legal members on Jan 19, 2018. The Board will decide whether to ratify the Rules, which will, if approved, affect how the 2018 Annual members meeting and election are conducted.

B. Nominating Committee Report

Committee Chair Ruthie Snyder announced to the Board and attending members the 2018 slate of OVA Board Candidates. She asked candidates to stand when their names were called. She thanked all the members of her nominating committee: Tony Lachowicz, David Dearden, Bern Lefson, Ed Sutter and Communications Committee Chair James Foreman, for their superior support.

During Open Forum Chair Snyder reminded members a "candidates question box" is in the OVA Office and encouraged members to stop by to drop in their questions for the candidates. The Candidates Forum will be Wed, Feb 21, 6-8PM in Berger Auditorium.

9. OPEN FORUM – Vice President Goodwin asked how many members wanted to speak in Open Forum and thereafter determined they would be given 3 minutes to speak. He reminded all to announce their names and addresses before addressing the Board.

The following members spoke to the Board: J Felton, W VanBockern, I Harrell, A Medeiros, P Herzog, Kerry Oswald, Diane Noel, N Beltrano.

10. Unfinished Business – None

11. New Business

A. Annual Membership Meeting

a. Close of Nominations &

b. Record Date of Ownership – GM Hubred recommended candidate self-nominations close on Feb 15th and re-open April 2nd. He also recommended the record date of ownership be Feb 15th.

Oswald moved and Connelly seconded a motion to close self-nominations on Feb 15th and re-open at the Annual meeting April 2nd for nominations from the floor.

The Board voted unanimously for the motion.

- B. Setting Agenda Items – GM Hubred suggests the Board draft a policy regarding setting Agenda items. Director Oneto asked for clarification of rule when two directors submit agenda items in writing. All agreed the Agenda and related exhibits must be with GM by Thu – 9 AM. This permits the Agenda and Board packets out to the Board at end of day Thu.
- C. Director Oswald announced there are 7 CPC members and 2 advisors. One is a former fireman and one is a wildlife consultant.
- D. AC Appointment Bob Dodd as AC Chair
Connelly moved and Young seconded a motion to appoint Bob Dodd as new AC Chair. The Board voted unanimously for the motion
- E. Construction Committee Appointment – no action
- F. Berger Building Information/Presentation – BAC members Art Fichtenberg and David Dearden several options which addressed both remodeling and/or rebuilding the Berger building.

2:55 PM President Young excused herself from the meeting.

Oneto moved and Bettencourt seconded a motion to vote for Option 1 with full upgrades be scheduled for 2020 to be done with minimal community disruption. The Board voted 4 For; 1 (Connelly) Opposed. The motion past by majority vote.

Director Karen Oswald read a statement favoring the Berger remodel option, emphasizing that GM Hubred be tasked with overseeing the Berger remodeling project to insure it's effected, efficiently, in phases with the least community/member disruption, without using tents and determine a way to do so without incurring a loan.

- G. Office Lease – GM Hubred explained OVA's current business Office landlord has offered to lease Suite A to OVA for \$1,500 per month, plus 17% of the Utility bill.
Connelly moved and Oswald seconded a motion to lease additional OVA meeting space for \$1,500 per month, plus 17% Utility bill effective March 1, 2018. The Board voted unanimously for the motion.

12. Future Agenda Items

- A. Vote to refill OVA Board vacancy
- B. GM Hubred tasked with finances for Berger loan estimate

13. Review Only - None

14. Next Meeting

The next business meeting is scheduled Tue, Feb 20, 2018 at 1:00 PM in the Berger Auditorium.

15. Adjournment -Meeting adjourned at 3:17 PM

Carolyn Bettencourt
Carolyn Bettencourt, Secretary

3-23-18
Date