

Division 7 Board of Directors Meeting

Minutes

August 14, 2019

Call to order by President Steve Lavelly at 4:30. All directors present.

Mike Mowatt offered his resignation effective September 18, 2018. A motion was made by Nancy to accept and seconded by Joel and passed by the Board with heartfelt thanks for all the excellent work Mike has done while in office.

Teresa Lotzgesell was appointed to the Board to complete Mike's one-year term starting September 18, 2019 after the appropriate motion was made by Carol, seconded by Dawn and passed by the Board.

A discussion on the proposed WAVE cable repair followed, although no date has been set to begin. They think it will take 3-4 days to do the work in three locations. Mike has arranged with Wiley Painting to do Units 157-163 over at least ten days in September. It was agreed that Mike would arrange the best date to begin the painting with Wiley and inform WAVE that they would have to adjust to that.

Teresa Knapp-Streeter has resigned from the Data Committee due to work demands.

July 2019 minutes were approved via email and posted.

Annual Meeting update given by Nancy that the mailing is only waiting on an approved 2020 budget, check-in/counting volunteers are available and the mailing list is up to date.

Treasurer Report: Our current bookkeeper is closing her business as of November, 2019 so a new bookkeeper will be found for a smooth transition. Finances are going well. All reserves are increasing to respectable levels and this will be pointed out to the reserve study provider, Mike Fleming. The composite roof reserve CD at Key Bank was renewed for 11 months at an increased rate.

The 2020 finalized budget is to be presented at the Annual Meeting by a motion made by Mike, seconded by Nancy and passed by the Board.

Governing Documents Committee: Nancy reported Alan Millet, lawyer, had given his response to some proposed Bylaws changes and those changes could be made. Further work on some regulations will be pursued. Nancy will work to complete the Bylaws revision. The Bylaws committee members are sincerely thanked for their contributions.

Landscape Report: Richard reported the four diseased trees on the first island will be felled on 9/17 and the stumps ground down for a total price of \$4557.

Sprinkler repair is mainly finished with two major leaks on the third island capped. Since SLOA will no longer pay for nuisance animal trapping, Division 7 has paid for some mole removals.

Maintenance Report: The Wiley Painting bid of \$22,000 to paint Units 157-163 was moved by Carol, seconded by Joel and passed the Board. Joel will work with Steve Carr to complete on-going maintenance needs and secure bids from contractors as needed.

Campbell Roofing has bid \$14, 539 to put State required roof anchors on all buildings. This would come out of miscellaneous in the budget as an unexpected but required cost. Nancy moved to accept this contract, Carol seconded and the Board passed it.

Audit Committee: Mike stated the 2018 Audit Report draft had findings and responses that could not be answered by the bookkeeper so the committee will go back to the auditor for explanation.

Nomination Committee: Carol reported readiness for the Annual Meeting.

Newsletter: Carol reported the newsletter will be issued September 14th weekend.

Next Board Meeting will be the Annual Meeting on Wednesday, September 18 at 4:30-6:00 p.m. Please note change of day and time.