

# **Clearwood Community Association**

Agenda of the Special Board Meeting

July 9, 2018 - \*\*APPROVED\*\*

- 1 **1. Meeting Convened:**
- 2 a. At the Clearwood Office
- 3
- 4 **2. Quorum:**
- 5 a. There were four Directors in attendance at the beginning of the meeting,
- 6 therefore the quorum was two. The meeting ended with seven Directors
- 7 present, therefore the quorum was met.
- 8
- 9 **3. In Attendance:**
- 10 a. Directors: Valerie Cawley (Acting President), Bob Owen (Director), John Moore
- 11 (Director), Patty Kiehne (Director), Linda Doucette (Director), Sooze Fitsik
- 12 (Director), Emily Martin (Director)
- 13 b. Managers and Staff: Rebecca Kyser (Office Manager), Rachel Paige (Office
- 14 Assistant)
- 15 c. Executive Secretary: Wendi Broden
- 16 d. Member(s) and/or Guests, in the order they signed in: Brian Gerrish, Cynthia
- 17 Childs, Heather Figueroa, Mariel Lindblad, Ron Smith, Carol Beckham, Ron
- 18 Beckham, Malina Poirier, Peter Florschuetz, LaDonna Hockaday, Jeanette
- 19 Edmonds, Emily Martin, Harold Jones, John Moore, Oscar Hager, Alice Lynch,
- 20 Arlene Shaffer, Richard Kendall, Jason Lane, Geo Rodriguez, Joannie Rodriguez,
- 21 Tadd Hooks, Syndi Martin, Mark Edwards, Theresa Boos, Stacey Beggerly, Lori
- 22 Jones, Patricia Bailey, Suzie LeFurgey, Robert Hung, Scott McCarty, Donna
- 23 McCarty, Judi Thompson, Bill Owen, Aaron Lang, Daniel Eagan, Shannon Bryant,
- 24 Doug Skelly, Cookie Skelly, Em Seymour, Justin Johnson, Jason Mirrick, Terry
- 25 Jowason, Melissa Parker
- 26
- 27 **4. REGULAR PRESIDING OFFICER AND SECRETARY:**
- 28 a. Acting President Valerie Cawley and Executive Secretary Wendi Broden
- 29
- 30 **5. MEETING CALLED TO ORDER:** at 6:51pm.
- 31
- 32 **6. APPROVE THE AGENDA:**
- 33 a. *A motion was made by Director Kiehne and seconded by Director Doucette to*
- 34 *approve the agenda. The motion passed unanimously.*
- 35
- 36 **7. Introductions**
- 37 a. The Board, Staff, Members and guests introduced themselves.
- 38
- 39 **8. Approval of Minutes**
- 40 a. *A motion was made by Director Doucette and seconded by Director Kiehne to*
- 41 *approve the minutes from the June 23, 2018 Regular Board Meeting. Acting*
- 42 *President Cawley and Director Doucette voted in favor. Director Owen and*
- 43 *Director Kiehne abstained. The motion passed.*
- 44
- 45 **9. Ratify Board Polls**
- 46 a. *A motion was made by Director Kiehne and seconded by Director Doucette to*
- 47 *ratify all the following Board Polls. Acting President Cawley and Director*

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- 48 *Doucette voted in favor. Director Kiehne and Director Owen abstained. The*  
49 *motion passed.*  
50 *i. Accept the resignation of Yvonne Moore from the Board of Directors*  
51 *ii. Accept the resignation of Linda Azzarella from the Board of Directors*  
52 *iii. Accept the resignation of Laura Drybread from the Board of Directors*  
53 *iv. Seat Bob Owen on the Board of Directors (2019 Seat)*  
54 *v. Seat Vic Espinosa on the Board of Directors (2020 Seat)*  
55 *vi. Seat Patty Kiehne on the Board of Directors (2019 Seat)*  
56 *vii. Blue Lake Treatment Funds*  
57 *viii. Remove Board Resolution No. 2018-03-05 – A Resolution to Amend the*  
58 *Bylaws Regarding Members Seeking to be Seated on the Board of*  
59 *Directors and Flexibility to the Number of Directors from the 2018 Voter*  
60 *Pamphlet*  
61 *ix. Filtration and Oxidation of Well 5*  
62 *x. Landon Violation Appeal*  
63

## **10. Resignation of Director Vic Espinosa/Appointment of Replacement**

- 64 *a. A motion was made by Director Doucette and seconded by Acting President*  
65 *Cawley that acknowledges the resignation of Vic Espinosa. The motion passed*  
66 *unanimously.*  
67  
68 *b. A motion was made by Director Kiehne and seconded by Acting President*  
69 *Cawley to seat John Moore to the Board. The motion passed unanimously.*  
70

## **11. Election of Board Officers**

- 71  
72 *a. President - A motion was made by Director Owen and seconded by Director*  
73 *Kiehne to seat Val Cawley as President. The motion passed unanimously. Acting*  
74 *President Val Cawley abstained from the vote.*  
75 *b. Vice President – A motion was made Director Doucette and seconded by*  
76 *President Cawley to seat Bob Owen as Vice President. The motion passed*  
77 *unanimously. Director Owen abstained from the vote.*  
78 *c. Secretary – A motion was made by Director Doucette and seconded by President*  
79 *Cawley to seat Patty Kiehne as Secretary. The motion passed unanimously.*  
80 *Director Kiehne abstained from the vote.*  
81 *d. Treasurer – A motion was made by Vice President Owen and seconded by*  
82 *Secretary Kiehne to seat John Moore as Treasurer. The motion passed*  
83 *unanimously. Director Moore abstained from the vote.*  
84

## **12. Appointment of Board Liaisons**

- 85  
86 *a. Director Doucette was appointed Board Liaison of the Architectural Control*  
87 *Committee.*  
88 *b. Vice President Owen was appointed Board Liaison of the Finance Committee.*  
89

## **13. Appointment of Check Signatories and Removal of Past Signatories**

- 90  
91 *a. A motion was made by President Cawley and seconded by Secretary Kiehne to*  
92 *remove Yvonne Moore, Linda Azzarella, Darryl Harrington, Deborah Baker, Linda*  
93 *Doucette, and Laura Drybread as signatories from the Key Bank account. The*  
94 *motion passed unanimously.*

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- 95            *b. A motion was made by President Cawley and seconded by Secretary Kiehne to*  
96            *add Valerie Cawley, Bob Owen, and John Moore as signatories to the Key Bank*  
97            *main account. Office Manager Rebecca Kyser will remain on all accounts as a*  
98            *backup signatory to be used only in emergencies. The motion passed*  
99            *unanimously.*

100  
101    **14. Meeting Recessed at 7:29pm to move to Reichel Beach.**

102  
103    **15. Meeting Reconvened at Reichel Beach at 7:52pm.**

104  
105    **16. Open Forum for Members Seeking a Seat on the Board of Directors**

- 106            a. The following Members spoke to the Board and the Members present  
107                    i. Pete Florschuetz  
108                    ii. Emily Martin  
109                    iii. Sooze Fitsik  
110                    iv. Terry Jowason  
111                    v. Em Seymour  
112                    vi. Aaron Lang  
113                    vii. Bob Coffey  
114            b. The Board recessed for 5 minutes to discuss the candidates.  
115            c. The Board reconvened and announced that Emily Martin and Sooze Fitsik were  
116            being seated on the Board of Directors by a unanimous Board consensus.

117  
118    **17. Open Forum**

- 119            a. A heated and lengthy discussion regarding Professional Property Management  
120            occurred.  
121                    i. The Board has created a Professional Property Management Sub-  
122                    Committee.  
123            b. Concerns regarding financial liabilities were discussed.  
124                    i. The Board explained the quandaries they are facing between  
125                    completing the ongoing audit and the desires of some members  
126                    present.  
127            c. A member had questions and concerns regarding background checks.  
128                    i. The Board addressed these questions and concerns.  
129            d. There were many questions relating to the management of the Community  
130            and discussion took place.

131  
132    **18. Adjournment**

- 133            a. *A motion was made by Secretary Kiehne and seconded by Vice President Owen*  
134            *to adjourn the meeting at 9:47pm. The motion passed unanimously.*

135  
136  
137    **Minutes Prepared by:**

138    Wendi Broden

139    *Executive Secretary*