

EAW Special Meeting Minutes June 1, 2015

Board Members Present: Jennie Krogulski, President, Guyla Daley, Treasurer, Warren Johnson, Secretary

Board Absent: Dave Gauvin, VP

Staff Present: Doug Skelly, High Tide President, Raul Dominguez, HTA Community Manager, Denise Dominguez, EAW Association Manager

7:08 P.M. Meeting called to order by Board President Jennie Krogulski

Ms. Krogulski informs attendees there are 18 callers on line for meeting. Ms. Krogulski states that this is one of the best turnouts for a meeting since they can remember. Ms. Krogulski further explained to attendees and callers that she found a letter from the attorney explaining the admissibility of voting by phone. Therefore, some last minute changes were made to the meeting in order for voting to take place by those calling in.

President explains to those in attendance that letter had gone out earlier in the day advising of the changes and the ability for callers to vote. Ms. Krogulski, also suggested that to be fair this would give callers opportunity to vote for themselves rather, than someone voting on their behalf. Member in attendance questioned the findings of this letter from attorney happening today just before the meeting.

Ms. Krogulski explained that an 80% vote must happen in order for the vote taken at this meeting to count. Ms. Krogulski asked Association Manager Denise Dominguez to explain the 80% vote rule. Ms. Krogulski introduces the Board Members and High Tide staff members that are present. In attendance were:

Jennie Krogulski, Board President

Warren Johnson, Board Secretary

Guyla Dailey, Treasurer

High Tide Staff – Doug Skelly, President High Tide Associations, Raul Dominguez, Community Manger and Denise Dominguez, On-Site Association Manager

Ms. Krogulski checks with Association Manager for quorum. Denise Dominguez confirms there is not a quorum. Re-verification was ensued.

Secretary, Warren Johnson welcomes everyone and thanks them for participation. Mr. Johnson shares that the current board and past boards are and have been volunteers.

Mr. Johnson further acknowledges there is a lot on everyone's mind and welcomes the opportunity for everyone to share their thoughts.

Mr. Johnson clarifies the different types of meetings to those present and on the phone. Mr. Johnson stated Board meetings, homeowner meetings, and each meeting has different rules of engagement in the Bylaws. There are specific things outlined in each section in the Bylaws. Mr. Johnson reminds attendees this is not a regular Board meeting, it is a Home Owners Meeting. As such there are special items on the agenda that are to be discussed.

Mr. Johnson would further clarify that if quorum is met, the Homeowner Association at a Home Owners meeting via scheduled or special can change the agenda to address items not on the agenda. Mr Johnson would clarify that there must be an agreement to change the agenda and in order to do so it must go before a vote.

Mr. Johnson asks those in attendance if they had read the timeline sent to them and distributes copies for those that had not had opportunity.

Ms. Krogulski asks the Association Manager, Denise Dominguez if tally is ready, after recalculating those in attendance and proxies quorum was met.

Ms. Krogulski turns meeting over to Association Manager, Denise Dominguez to explain the 80% rule for voting to include callers. Mrs. Dominguez states that according to an attorney who reviewed the Master Deed and Bylaws the following process must be followed?

1. Roll Call of callers name and unit number
2. Confirm callers name against master billing
3. Explain that callers will not be able to vote until a vote has been taken from the floor for each motion. Callers will then be able to vote at the end of the meeting.

Ms. Krogulski turns meeting over to the Warren Johnson to make presentation of the agenda. Mr. Johnson gives his background and board history, explained the board agenda items and states his presentation is no more than explaining the conduct and responsibility of the board.

In addition, Mr. Johnson states there is a lot of work to be done and there are what appear to be increased moves from the turnout of making that happen. Mr. Johnson re-states that this is a homeowners meeting not a board meeting.

Extensive conversation took place on construction process, the board issues, tenant issues and the Presidents ownership of unit.

1st Motion: Motion was made by owner of unit #115, Burbage that the people who were not elected step aside, and have an election for 3 new board members. They asked High Tide to let everybody know what the credentials are of those applying for and experience. Motion was seconded, Association Manager tried to clarify motion for vote. Discussion was to ensue and unit 115 amended motion on the floor.

1st Motion Amendment: That the association starts with a new board and High Tide takes ballots of people interested to volunteer. High Tide review credentials/resumes, High Tide informs owners of those credentials.

1st Motion 2nd Amendment to Motion: Motion was made to clear the slate, start with a new board set a deadline for new board by end of June. Question was asked of High Tide if they could handle that. Owner of High Tide interjects and comments on Master Deed and Bylaws, timeline for Board members. Opinion of High Tide owner was asked from the floor and owner's opinion was not to remove everyone from the board, because as soon as you do that everything stops. All daily operations ceases, construction on hold, no signatories on the bank accounts.

1st Motion 3rd Amendment to Motion: Keep the 2 board members they have, elect 3 new members, High Tide send email asking all members/owners who would like to run on the board and each person's resume would be forwarded to the membership for review. Motion seconded. Motion was made for further discussion, discussion ensued.

2nd Motion from the Floor: Motion was made that they elect one person to fill the vacant position on the board to make it 5 and vote be taken tonight. Mrs. Dominguez calls point-of order informs the board that they must move on the 1st motion in order to move on with any other motion. Discussion ensued. All previous motions were withdrawn and motion was made by unit #215 to elect one person to fill 5th. Motion was repeated to the floor and seconded by unit #1604. Discussion ensued on several topics

Dave Bowers co-owner of unit 811 volunteered to serve as the 5th member of the board. Motion was made to appoint Dave Bowers by unit #215 and seconded by unit #1604. Roll call vote was taken to appoint David Bowers and passed with a majority vote of 116 to 9.

Motion to adjourn was made by unit #501 and seconded by unit #708.

Meeting Adjourned at 10:05 p.m.