**MEETING MINUTES - Board of Directors Open Session**

**Tuesday, December 8, 2020 at 6:00 pm**

1. Meeting called to order @ 6:00 pm
2. Directors R. Brown, B. Six, D. Morrison present. Directors D. Calhoun and A. Hutson attended by phone/Zoom. Director S. Sanchez absent and excused.
3. Director D. Calhoun motioned to approve November 10, 2020 Executive and Open Board Meeting minutes. Director D. Morrison seconded the motion. Director A. Hutson abstained as she was not at those meetings. Director S. Sanchez absent and excused. Motion passed 4-0-1-1
4. Open Forum – Members raised concern about political signs remaining up in the park and inconsistent parking violations. GM Triano to address both concerns.
5. No Member commentary on Election Rule Proposed Change to Eliminate 1 year Resident Requirement, will be implemented after January election closes (cannot change within 90 days prior to an election)
6. Design Review
	1. AR5674 – Conditional approval for amended concrete plan, member to provide GM Triano revised plan with fencing for side yard and topical landscaping and GM Triano will obtain Board approval so member does not have to wait for next meeting
	2. SL5645 – parking – Member not present, Board has concerns, tabled until Board can view lot in person and take a vote
7. Treasurers Report –
	1. GM Triano reviewed financial balances and loan/line of credit and reserves funding status
	2. Director D. Morrison motioned to approve November 2020 reviewed financials. Director B. Six seconded the motion. Director S. Sanchez absent and excused. Motion passed 5-0-0-1.
	3. GM Triano verified Director D. Calhoun and D. Morrison to do December financial review, GM Triano will put together 2021 schedule with new Board
8. Matt Dolezal not currently eligible for Board position as not on Deed as owner as of Election date of record, 12/4/2020. This leaves one open board position to be filled as we had no other applicants. Board will seek to fill vacant seat once new year begins and revised election rule eliminating 1 year residency requirement is in place.
9. AGM Partnership Service Agreement – Director B. Six motioned to increase monthly bill by same percent as HOA assessment. Director A. Hutson seconded the motion. Director S. Sanchez absent and excused. Motion passed 5-0-0-1
10. Additional lighting for RV Storage and to replace lights not working in park – Director B. Six motioned to approve $1,164 for 6 solar lights and $ 477 for posts. Director D. Morrison seconded the motion. Director S. Sanchez absent and excused. Motion passed 5-0-0-1
11. Home Compliance – GM Triano reviewed industry article and desire to do more frequent and interactive reviews of residence compliance issues (weekly, with goal to be 2-3 times a week) vs. prior once or twice a month. Director B. Six motioned to approve. Director A. Hutson seconded the motion. Director S. Sanchez absent and excused. Motion passed 5-0-0-1
12. GM Triano provided project and park update
13. Wastewater Report – Report provided for Board review
14. Road Committee Report – no report/action
15. Social Committee Report – no report/action

Director A. Hutson motioned to Adjourn Meeting. Director B. Six seconded the motion. irector S. Sanchez absent and excused. Meeting adjourned 7:10 pm

Submitted By:

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Ann Hutson, Secretary Date