

**MESA RIDGE TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of March 19, 2015**

PRESENT:	Dana Barker	President
	Gene Pickett	Vice President
	Jane Rivet	Secretary
	Pat Engelhart	Treasurer
	Derek Hansen	Director

ALSO PRESENT: Keith Lammey Association Manager

ABSENT: None

Pre-Meeting Owners Open Forum

There were no owners open forum comments. This meeting immediately followed the Annual Meeting of the Members.

The meeting was called to order at 6:59 PM by Acting Chair, Dana Barker.

New Business

Election of Officers

The Association's Board of Directors elect officers to one year terms in the first meeting following the Annual Meeting of Members. Officers serve one year terms unless they are reelected.

Dana Barker was nominated for President. There were no other nominations for President.

Gene Pickett was nominated for Vice President. There were no other nominations for Vice President.

Jane Rivet was nominated for Secretary. There were no other nominations for Secretary.

Pat Engelhart was nominated for Treasurer. There were no other nominations for Treasurer.

A **motion** was duly made and seconded to elect Dana Barker as President, Gene Pickett as Vice President, Jane Rivet as Secretary and Pat Engelhart as Treasurer. The motion passed.

Set Meeting Dates

Following a brief discussion, the board agreed to meet monthly on the third Thursday of the month for at least the next six months.

Insurance Renewal Discussion

The Association Manager explained that the Association's Insurance would renew as of April 1, 2015. The insurance will be through Farmers Insurance and is 6% higher than the current year but still \$1,729 lower than what had been budgeted for the FYE March 31, 2016. No action was necessary since the new insurance plan had already been approved.

Old Business

No old business was discussed.

Other Business

Service Plaques

President Barker explained that since it was normal to award a service plaque to the retiring board members, he and the Association Manager had ordered plaques for Ray Fallon, Fred Gray and Dee Benton (which had been presented at the preceding Annual Meeting). Since it seemed inappropriate to request approval from the prior board, in advance, to purchase the plaques, the plaques were ordered without approval. Further, Dana Barker explained that he and the Association Manager had agreed to split the cost of the plaques unless the new board chose to reimburse them for the approximate \$135 cost. A **motion** was duly made by Jane Rivet and seconded by Gene Pickett for the Association to pay for the service plaques. *Passed.*

Bank Signature Cards

The Association Manager pointed out that with the recent changes on the board, including the newly elected members and two appointees, no one on the present board was authorized to sign checks. After a quick discussion it was determined that all of the current board members had accounts at Alpine Bank, thus they were bank customers, so all that was needed was to have the bank prepare the new updated signature cards. The Association Manager agreed to contact the bank and have them prepare the signature card. All board members agreed to stop in at the bank and sign the signature card.

Motion to Amend the Previously Approved January 15, 2015 Board of Director Meeting Minutes.

President Barker stated that he would entertain a motion to amend the previously approved January 15, 2015 board of directors meeting minutes and further stated that he wanted to delete the section regarding E J Rivet's comments as the Election Committee Chair. A **motion** was made by Pat Engelhart and seconded by Gene Pickett to remove the 3rd paragraph in the January 15, 2015 meeting minutes regarding the Election Committee Chair's report. Before the vote, the Association Manager rose to a point of order stating that it was his understanding that the only persons that could vote to amend these meeting minutes were the board members who were on the board at the time that the meeting was held. Further, that the only current board members who were on the board when the January 15, 2015 meeting minutes were approved was Derek Hansen and Pat Engelhart. President Barker boldly stated that he knew that the Association Manager was incorrect thus the motion and second was valid. The motion *passed*.

Recording of Meetings

Dana Barker expressed his opinion that he would like to record the meetings but explained that the Declarations prohibit audio or video recordings of the meeting. He suggested that the board may want to explore what would be necessary in order to change the Declarations to allow audio recording of the meetings.

Articles, Bylaws & Covenants Committee

Dana Barker explained that, at the April 2015 board meeting, he planned to appoint a committee to work toward rewriting the Declarations. He asked the other board members to make suggestions of who should be appointed. President Barker expressed that he would like to have a committee of at least three and maybe up to five members.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Gene Pickett to adjourn the meeting at 7:29 PM. *Passed.*