

Fall River Estates 12/19/20 Year End HOA Meeting Minutes

-Welcome

New Fall River Estates neighbors were welcomed and current residents were encouraged to get out and meet your neighbors.

-Call to Order

Mike Armstrong started the meeting just after 3pm.

-Roll Call

Fall River Board members in attendance were;

Mike Armstrong - President and acting Secretary

John Burns - Treasurer

Neil Ehlen - Member at Large (tasked with community contact list)

Gene Constant - Member at Large (tasked with community mailboxes)

-Meeting Agenda Items and discussion of each;

1) Letters sent by Mike Armstrong to 2 attorneys and 8 previous FRE HOA board members regarding retainment of attorneys and funds paid without voting consent of the Fall River Estates community.

* Some community members do not want the current HOA board to look at potential misspending of the previous HOA board in 2019 and the 1st half of 2020. These community members would like the board to address tasks for the current board moving forward into 2021.

* Community members that voiced this opinion were: John Burns, Kay Korzun, Ron Brown, and Jennifer Martin.

2) Formal request by Mike Armstrong for any/all documentation to be submitted to Mike Armstrong for "Year End Review".

*** It would be great if we could get 2 community volunteers to assist with the documentation Year End Review!**

* John Burns asked Kay Korzun to assist with document review to determine a 2021 HOA budget and Kay accepted.

* John Burns said he will also ask Greg and Beth McKeever to assist.

* Keli Brinkman delivered HOA files and an HOA procured Laptop to John Burns 12/22/20.

* Mike Armstrong picked up the files and computer from John Burns 12/23/20.

- * Mike Armstrong requested all files (including all treasurer files) from John Burns again on 12/22/20 and 12/23/20. John Burns said he needed to organize the files and would not release them until year end 2020.

3) Formally notify the community that a vote will be held next year for the open position of Secretary on the FRE HOA board.

*** This is necessary as Aaron Francis resigned from the board and Mike Armstrong has been filling the role in the interim.**

- * John Burns requested a copy of Aaron resignation email.
- * Mike Armstrong sent a copy of Aaron Francis resignation email to all HOA board members on 12/21/20.

4) Formal announcement of Budget Review for 2021. A meeting will be scheduled in 2021 to vote on budget approval as soon as all documentation review is complete.

5) HOA insurance for the mailboxes is being quoted. All previous policies with American Family Insurance have expired and do not need to be renewed with American Family Insurance.

- * **The SRD already has liability insurance for the community.**
 - * **The road that the mailboxes are on is a County road.**
 - * **FRE HOA board members are indemnified as non-paid volunteers of the community (as long as they operate within the confines of the law).**
- * HOA insurance policies need to be quoted for the mail boxes (common property)
 - * Fidelity Bond Insurance at least equal to the amount of funds maintained in the name of Fall River Estates.

Requested by John Burns;

6) New mailbox policy and authorization to issue refunds to owners who have already paid mailbox fees.

- * The new mailbox policy will be constructed and disseminated by Gene Constant.
- * Authorization was given to refund community members that have paid for a mailbox and;
 - * They are not using a Fall River mailbox
 - * They were given the keys to their mailbox from the previous owners and a new lock was not requested.

7) Vote to meet in an executive session to discuss;

- 1. Personnel matters, specifically board members responsibilities.**
- 2. A contract with Alice Swanson to run the FRE website at no cost.**

- * Mike Armstrong did not want to have an “executive closed meeting”, however John Burns, Neal Ehlen, and Gene Constant wanted a closed meeting.
- * Mike Armstrong will schedule an executive meeting for the board when Gene Constant returns to Fall River.
- * Mike Armstrong will work with Alice Swanson to port the website over to the new platform.
- * Additionally Mike Armstrong has several ideas for additional website tabs to add new data.

-Open Discussion

- * Jennifer Martin mentioned that she could contact a real estate attorney that she knows to see if he would be willing to speak to the community for ~ 20 minutes Pro Bono regarding HOA Board roles and responsibilities.
- * Jennifer Martin identified an attorney in Salem for the board to contact.
- * Mike Armstrong will add this to the agenda for the executive meeting in Jan 2021.

-Adjourn Meeting

- * Meeting was adjourned at approximately 4:30pm.