

Meeting Minutes, Westwinds Residents Organization Board of Directors

Saturday, May 1, 2021, 2:00 p.m.

Present: Najeeb Abbas, Aylia Abbas, Lisa Bail, Debbie Clark, Dexter Goody, Patrick Grimes, Tim Jagers, Dianne Whitfield, Jennie Wilstead, and Stacey Winkelmann

We reviewed the history and status of the lawsuit. MHC, the park management company, has a lease to manage Westwinds through August, 2022. TNFP, the landowners, have said they do not intend to renew that lease. On January 3, 2020, MHC blanketed carports with a notice claiming that TNFP asked them to evict all residents by the end of their lease, which TNFP denies. MHC sued TNFP. One resident joined the lawsuit to keep the proceedings in court where records are public. Without resident involvement, the suit likely would have gone to private arbitration, where no one would know what negotiations went on. The wheels of justice are grinding even more slowly than usual because county health departments closed physical courtrooms. July is when lawyers expect to enter discovery phase, where they get to submit questions that TNFP lawyers must answer within 30 days. Stacey thinks the lawyer would like other residents to join the suit. Dexter is interested. Stacey will notify the lawyer and also find out whether to solicit more plaintiffs through our Facebook page.

California mobile home residents now pay a \$10 annual fee to fund a state ombudsman who handles mobile home disputes. Lisa will research how to contact them.

We discussed a couple questions related to electing our board of directors. First, while we try to elect two directors from each of the four sections of the park, what if less than two are on the ballot? Section 5d of our bylaws states that vacancies on the board are filled by a majority vote of the directors to serve the remainder of that term. The failure to elect the full number of directors is one of the listed reasons for a vacancy. Second, we recently posted all our board meeting minutes on our website, which is publicly accessible. Section 4b of our bylaws says that members have the right to inspect our minutes, but does not mention the public. Patrick explained that our bylaws set a minimum requirement, but nothing in the bylaws prohibits going beyond that. We welcome questions to verify that we're doing what our bylaws say we should do.

July will be our first membership meeting. We need to form a nominating committee to plan and set up procedures. Debbie Clark, Dexter Goody, Patrick Grimes, and Jennie Wilstead will be that committee, and they will meet before our next board meeting.

Our next meeting will be 2:00 p.m. on Saturday, June 5.

Respectfully submitted,

Patrick Grimes