

OCEAN NEIGHBORS

Board:
Scott Smith, President
Andrew King, Vice President
Sean Briggs, Secretary
JP Price, Treasurer
Ricky Dardozzi, Member at Large

Minutes of the February 18, 2021, meeting of the Ocean Neighbors Home Owners Association Board of Directors

Location: Via GoToMeeting

The following members were in attendance:

Scott Smith, Andrew King, Sean Briggs, and JP Price

Also, in attendance were:

Melissa Blocker, Poston & Co; and owners Craig Bussard, Heidi Kuyper, Kathy Stanton, Mike Walker, Matt G. and others

Mr. Smith brought the meeting to order at 7:04 PM.

Approval of January 16th, 2021, Annual Meeting Minutes

- Mr. King moved, seconded by Mr. Price, to approve the minutes with one correction to a typo in the section entitled "Short Term Rentals." The Board voted and the motion carried.

Financial Report

- **January Financial:** As of January 31, 2021, there is \$105,438 in operating and \$26,101 in Reserves. CD investment totals \$35,446. Mr. Price pointed out that ~90% of delinquent aging report is attributed to the \$150 reserve assessment that is not yet due. Mr. Briggs asked why the \$150 reserve assessment shows up as a late payment. Ms. Blocker will speak with accounting on the reason why the reserve assessment is posted in January and what other options can be done to make it read more accurate.
- **Delinquent Accounts:** As of January 31, the amount in delinquent dues is \$39,127. Late letters were sent out the first week of February. One owner is set up for a payment plan. All in favor to approve the financial packet.
- Mr. Price moved, seconded by Mr. King, to approve the Financial Report. The Board voted and the motion carried.

Business

- **Elect Offices**
 - **President:** Mr. Smith, as nominated by Mr. King. In favor were Mr. King, Mr. Dardozzi (by proxy through Mr. King), and Mr. Price
 - **Vice President:** Mr. King, as a self-nomination. In favor were Mr. Smith, Mr. Price, and Mr. Briggs
 - **Secretary:** Mr. Briggs, as a self-nomination and as nominated by Mr. Price. In favor were Mr. King, Mr. Dardozzi (by proxy through Mr. King), and Mr. Price
 - **Treasurer:** Mr. Price, as nominated by Mr. King. In favor were Mr. Smith, Mr. King, Mr. Dardozzi (by proxy through Mr. King), and Mr. Briggs

- **Rental Policy:** Mr. Briggs sought clarity in what decision was before the Board. A discussion followed where Mr. Price affirmed Mr. Briggs' understanding that at some point in the future the Board would meet to vote whether to amend the current policy. Mr. King's understanding was that the decision was whether to amend the By-Laws and Covenants to either allow or not allow short-term rentals as they were drafted in a time when short-term rentals did not exist. Mr. Price pointed out that the two actions are not mutually exclusive. Mr. Smith read an excerpt from the current short-term rental policy and reiterated the point that the By-Laws and Covenants were not written with short-term rentals in mind.

Mr. Briggs made a motion, seconded by Mr. King, to establish a policy committee and he volunteered to serve as the Chair. The committee would first review the short-term rental policy and make a recommendation to the Board at the May 20, 2021, Board meeting. The committee could then be relied on for any further policy recommendation. The Board voted and the motion carried. Mr. Price noted that it is not mandatory for the Board to send anything to the committee before deciding on any matter.

Ms. Blocker will send an email blast to the community asking to contact her by email if they are wanting to be on the policy committee. The committee should have a minimum of 4 people. Mr. Briggs will head the committee and provide the Board with updates. The committee will meet several times before the May 21, 2021 Board meeting.

- **Website Update:** Mr. Briggs is actively working on the website. It is not yet ready to share with the Board as this time as he is in the process of obtaining imagery of the neighborhood. Mr. Briggs should have a draft to present to the Board by the next meeting. Mr. King suggested soliciting input on the Facebook page.
- **Reserve Assessment:** (Note that this item was discussed after the **Architectural Control Committee** item below) Mr. Smith suggested that it was time to begin considering a reassessment. The Board requested that Ms. Blocker obtain quotes for the Board to review from firms other than the one that provided the last assessment. Mr. Briggs requested that the quotes be shared with the Board members but that they be considered during a subsequent Board meeting.
- **Future Meeting Dates:** (Note that this item was also discussed after the **Architectural Control Committee** item below) Mr. Briggs suggested that Board meetings be set for the third Thursday of each month to allow owners more time to plan to attend.

Neighborhood Update

- **Social/PR:** Due to COVID no social events have occurred. The Board would like to find a volunteer to take on the social committee. If anyone is interested, please email Ms. Blocker. Mr. King suggested that the Board post a message on the information sign encouraging owners to send their contact information to Ms. Blocker to be notified about meetings. Mr. Smith stated that he has not updated the sign at the front entrance because the letters are limited due to degradation from the sun.

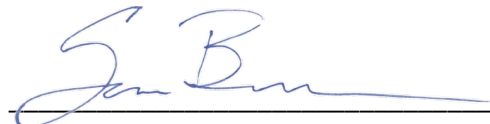
- **Grounds and Lakes**
 - **Dock Lot:** The wood on the dock is starting to weather and needs to be power washed and stained with a weather sealant. Mr. Smith volunteered to pressure wash the dock and Ms. Blocker would get quotes for staining.
 - **Playground Update:**
 - Playground repairs needed. Two quotes have been received and one more is coming for the Board to review.
 - Suggestion to have cameras installed at the playground. Several members feel uncomfortable to have cameras watching families and children. Another option Scott will investigate is spot lights with motion sensors.
 - Trees have been trimmed and look great.
 - **Front Entrance:**
 - Spring Flowers have been planted.
 - The back flow has been shut down to see if there are any leaks in the irrigation.
- **Architectural Control Committee:** New guidelines have been posted on the website and sent out by email asking for feedback. To date, no feedback has been provided.

Open Forum

- Craig Bussard supports starting the Policy Committee. Craig asked the Board how they go about voting on the reserve assessment. Justin stated that the budget is reviewed each year by the Board and that the 2021 budget was approved at the October meeting.

Mr. Briggs moved, seconded by Mr. King, to adjourn the meeting. The Board voted and the motion carried. As such, the meeting was adjourned at 8:21PM

Respectfully submitted,



Sean M. Briggs, Secretary