

## Camden Ridge HOA Board Member Meeting – November 20, 2023

<b>Date, Time, &amp; Location</b>	Monday, November 20, 2023 @ 6:00pm at the Camden Ridge Pavilion
<b>Board Members</b> *in attendance	<p>Jason Brown – President*</p> <p>Derek Ruud – Vice President*</p> <p>Gary Whitney – Treasurer</p> <p>Jill Jordan – Secretary*</p> <p>Will Faulkner*</p> <p>Robert Grantham*</p> <p>Graham Hurley*</p> <p>Heather McDonald*</p> <p>David Robison*</p>
<b>Opening</b>	Meeting began at 6:00pm
<b>Discussion</b>	<p>Derek brought forth a concern regarding the recent lawn maintenance bidding process. It had been brought to his attention that outside bidders had been made aware of our existing lawn maintenance company's proposed 2024 bid. Derek advised that he took the following steps before holding the meeting and wanted to advise everyone collectively. He was made aware of the potential issue, spoke to Jill as a fellow officer as well as David for counsel. The floor was then turned to Jason to advise of the situation.</p> <p>Jason advised everyone that he received a phone call from a fellow competitor about the 2024 Camden Ridge lawn maintenance bid. A landscaping company told Jason that he had been advised by one of the HOA Board Members of Jason's current amount of \$31K.</p> <p>The HOA Board Member in question refuted this and said they had not provided any information to any of the companies that had contracted them. They also offered to share their phone/call information as proof, but the other Board Members did not ask to see anything. This person felt as if we were accusing them and stated they've always had to defend themselves for the past two years. They also stated they successfully secured the holiday lights and insurance bids for the HOA.</p> <p>Jill spoke up to advise the reason she felt a meeting was warranted was simply because the process appeared compromised. Regardless of how this competitor or any other competitor received the information, they had an advantage to be able to underbid in efforts to secure the job. Jill also advised this was nothing personal and only looking at it based on information provided.</p> <p>David said this wasn't a personal attack and Derek agreed that he simply wanted to make the board aware and asked what we wanted to do. Should we proceed with the current bidding process, halt, or start over. Derek asked if anyone had any questions for Jason and if not, he would then recuse himself.</p> <p>There were no questions, and Jason recused himself by leaving the meeting.</p> <p>At this point, David advised that we don't have a secured/sealed bidding process. He also stated the Board doesn't have to vote on the lowest price. Heather advised the Board didn't vote for the lowest bid 2 years ago because everyone was happy with the work Jason's company performed.</p> <p>David suggested we continue with current bidding process and put a more secure process in place for future bid. Jill asked what he suggested for making it more secure, and he advised have them mailed in and not opened until board meeting. The board decided to keep the bidding plan in place.</p>
<b>Closing</b>	<p>Meeting ended at 6:28pm</p> <p>*Next board meeting is scheduled for January 10<sup>th</sup> to approve 2024 budget*</p>