

OCHL - 12 HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S & OFFICER'S MEETING

OFFICERS & BOARD MEMBERS: Kellie Coffey, President, Charles Desilets, Vice-President, Brigitte Santossuosso, Treasurer, David Baker, Secretary, Mike Richardson, Member-at-Large

September 1, 2020 Meeting Minutes

Attendees: Kellie Coffey, Mike Richardson, David Baker, Brigitte Santossuosso, Dennis Hutton, Larry Johnson, Dani Folsom, Michael McMillan, Joe Rystrom, Al Prescott

1. This ZOOM combined ACC/Board meeting was called to order by Coffey at 6:02 PM. A Board quorum (4) was present.
2. Secretary's Report: The August, 2020 Board meeting minutes were unanimously approved on motions by Baker and Coffey.
3. ACC Report: (a) Moothart View Protection Complaint - Baker advised the Mootharts sent a letter to two of their neighbors in lieu of a neighbor to neighbor discussion about the issue and he recommends we wait a week or so then contact the two neighbors for further handling of the issue. The Board agreed. (b) Update on non compliant list - We are getting a good response with new roofs in progress, landscaping issues being resolved. (c) Irrigation Issues - Premiere bid \$5,000 plus to connect up both sides of the golf cart path to the 11th tee box to a neighbor's system. Baker recommended we get competitive bids. The Board agreed. Baker advised the irrigation was not working on the islands and the South side of the St Andrews Drive entrance. Monarch has a technician scheduled to find and resolve the issue. (d) View Complaint Process inquiry - A homeowner has asked if View Protection Guidelines & Remedy Procedures approved October, 2008 are legally enforceable. Account this inquiry is from a homeowner party to a previous lawsuit, Baker recommended we get our attorney to review the issue before responding. The Board approved this approach. Baker will write an outline of the issues involved for the Board to review prior sending to the attorney.
5. Treasurer's Report: (a) Santossuosso reported all homeowners have paid their dues. (b) A review of our financials was provided and can be made available to members upon their request. (c) Santossuosso asked Prescott for assistance in getting a contact with Windward Bluff and a good address for sending invoices. Prescott will provide it.
6. New Business: No new business.
7. Meeting was adjourned at 7:11 PM
8. Submitted by Dave Baker