

OCHL - 12 HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S & OFFICER'S SPECIAL MEETING

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

December 14, 2020 Special Meeting Minutes

Attendees: Kellie Coffey, Charles Desilets, Mike Richardson, David Baker

1. This ZOOM Special Board meeting was called to order by Coffey at 7:02 PM. A Board quorum (4) was present.
2. December 1, 2020 Minutes - Approved on motions by Coffey and Desilets;
3. Viray Protected View Complaint - Baker had asked that this issue be on the agenda for this meeting. He confirmed that in regard to the Viray complaint the ACC Committee had arrived at a remedy and that he had met with each Board member to show photos of the blocked view, to provide the View Protection Guidelines, the definitions of protected view and protected view sites, the methodology used to identify the extent of the blockage and what had to be removed to meet the minimum requirement, and finally the committees' recommended remedy. After some discussion, Baker made the motion that the Board accept the remedy, Coffey seconded the motion and it was passed unanimously. Baker and Coffey are to deliver the remedy letter to Paul Jaeger and offer a meeting where Baker, McCredie and Deacon would sit down with him to answer any questions or concerns with how the complaint was handled, the methodology used for measurements and the resulting remedy.
4. New Treasurer - Due to the resignation of our current Treasurer, Brigitte Santossouso effective immediately, Coffey explained that due to this impending vacancy, she and Baker had met with Dan McGovern who volunteered to take on this position. After some discussion, Coffey made the motion that as permitted by our by-laws the Board appoint Dan McGovern to fill the remainder of Santossouso's three year term on the Board and to the position of Treasurer. Desilets seconded the motion and it was passed unanimously. This appointment effective immediately. Coffey to handle with Heritage Bank to replace Santossouso as a signatory on all HOA accounts replacing with Dan McGovern.
5. Annual General Meeting - Due to Covid 19 conditions, it had been discussed in our December Board meeting to do either a Zoom meeting involving all 176 members being invited or postpone the meeting until later in the year. Coffey was to get advice from our attorney if our by-laws permitted either option. Coffey explained that our attorney's advice was that either option was acceptable per our by-laws. After discussion, the Board decided that the AGM meeting would be postponed until a date to be decided in October. A letter or email to be sent to the membership explaining the change.
6. The meeting was adjourned at 7:45 PM.
7. Submitted by David Baker

David J. Baker, Secretary OCHL-12