

## Minutes MCSHA Board Meeting 7/26/21

Attendees (Board): Black, Coyne, Cleek, Loker, Shannon

Guests (MCSHA members): Nils and Ericka Hedglin Cabin 64  
Steve Alonzo Cabin 96

The agenda for this meeting was to hear any comments from the membership regarding the proposed revised Election Rules as requested in the announcement of such posted on the Mill Creek Summer HOA website on 7/22/21.

There was a significant problem with the Zoom and cell connection for both the Hedglins and Steve Alonzo and it was difficult to get a clear understanding of the issue as they understood it. They all had an issue with a question that came up originally at the General Meeting this year concerning whether the Board intended to engage a management company to help run the organization. The answer they heard was the Board would not be engaging a management company.

The Hedglins and Steve Alonzo were concerned about the reference to a management company in Section 1.4.3. Steve had suggested before this meeting (email sent to Bill Loker) that since Mark said at the General Meeting that there would be no management company then we should edit the rules and eliminate this management company reference.

Mark clearly explained to the attendees today that a management company is not required by law but that it is allowed by law and the decision to employ such a company is at the discretion of the Board and the membership.

Mark went on to say that before the Board would make a decision regarding a management company that we would do research to fully understand cost, services provided, and discuss appropriateness of this decision before it was introduced to the membership. Mark stated that we have a long way to go before that happens.

Additional feedback from the membership to the Board included a supportive comment from the Nehers. Bill noted that he had received a positive comment from another owner.

Cleek moved, Shannon seconded that the Board approve the Election Rules adoption as published. Passed unanimously.

Subsequent to the meeting, Board officers made an editorial change to Section 1.4.3 to address the concerns of the Hedglins and Alonzo. The text as approved states:

1.4.3 The management company may assist the Inspector in performing all duties of the Inspector listed above in Section 1.4.2, except the physical counting and tabulation of votes and determining the results of the election. The Inspector retains the obligation to perform all responsibilities in Section 1.4.2.

The edited text reads:

1.4.3 **Should a management company be retained by the HOA**, the management company may assist the Inspector in performing all duties of the Inspector listed above in Section 1.4.2, except the physical counting and tabulation of votes and determining the results of the election. The Inspector retains the obligation to perform all responsibilities in Section 1.4.2.

This is considered a minor editorial change. The next step in the process of adopting the revised Election Rules is to hold an open meeting of the Mill Creek Summer Homeowners Association membership to adopt the Election Rules.

Additional actions pending include Board member elections, Special Assessment Planning, Fidelity Bond coverage, CC&R project, consideration of a management company.

Mark will discuss with counsel about conducting an election if we do not have enough interested candidates.

Meeting adjourned.