

Minutes MCSHA Meeting with Darren Bevens 8/25/21

Call to Order: 4:33 pm

Attendees: Black, Coyne, Loker, Shannon, Schimke, Chesini, Cleek

Guests: Amy Webster, Darren Bevens (5 pm)

Old Business:

1. Adoption of Election Rules. Membership has been notified July 28. Comments taken until August 22. Two comments in late July about the mention of the use of a “management company” in 1.4.3. “The management company, if any, can assist the inspector ...” Loker moved, Chesini seconded to adopt Election Rules as modified. Passed unanimously.

Black reviewed election timeline. Nominations due September 8. Publish date, time and location of where ballots are returned. Mail out ballots on October 8. Conclude election to November 7 or so ... Nomination deadline 90 days before opening ballots. Count ballots on December 7, 8, 9 or so.

Can we do the Special Assessment in the same election?

2. Governing document restatement: (Bevan, Charles Hansen join meeting) Legal changes will require a totally new set of CC&Rs, not simply an edit. A complete rewrite. Need to explain that to membership.

Send surveyors map to Bevan.

No need to modify Articles of Incorporation.

Restrictions on rental discussed. Provisionally, first draft will include language restricting rentals of less than 30 days.

Remove item 4.26. on forester approval for tree cutting.

Assessment equal for all cabin owners.

ARC eliminate reference to county codes – that’s county’s responsibility.

Adopt 5 member Board, 3 year terms, and 2-2-1 staggered elections. Meet at least quarterly. Board can appoint committees of the Board and advisory committees of non-members. First draft mid-October. Then Board meets to discuss and provide feedback to legal counsel.

Little flexibility in By-Laws. Our focus should be on CC&Rs more subject to our input.

Then fine-tuning. Final changes. Review. Then present to members in draft form (on website or email). Then get comments – manner of member comment received varies. At least 30 days. Then secret ballot process. Complete by next July.

Adjourn 6:25