

CEPOA Monthly Board Meeting

Meeting Minutes

Monday, February 22, 2021
6:00PM - zoom call

Invitees: BOD, ACC, Teresa Spencer, Bill and Kim Jones, Rae-Ann Vaillant.

- I. Call to Order/declaration of no conflict/confidentiality
- II. Roll call: 6:00. Attendees: Cathy Gunderson, Kathie Atencio, Janice Wiskamp, Mike Green, Ryan Patterson, Richard Bell and Guests Teresa Spencer, Bill and Kim Jones, (Rae-Ann Vaillant did not attend)
- III.
- IV. Approval of Last Month's Minutes (NM) - Approval received via email vote - posted
- V. Visitor Questions
Bill Jones - no questions per se - just connecting with BOD/ACC.

Theresa Spencer - 2 questions: has BOD thought of installing community mailboxes (no) and has there been a vote on proposed covenant restatement (no)
- VI. Treasurer's Report (MG)
 - a) Approve CY'20 financials - approved
 - b) Assessment Collection Update - Rule 2.11 passed by unanimous vote to allow assessment of late fees. We will notify those who have not yet paid via mail one more time, and start assessing monthly late fee of \$50 every month starting April 1 until 2021 Assessments are received. Will notify membership of the rule update.
- VII. Open issues:
 - a) Trail Signs (KA/JW) - Signs are in! Hardware will be ordered and signs will be installed. Will recruit volunteers to install the signs and use local student community-service volunteers for an update to our bulletin board in front of the firestation.
 - b) Well Update (CG/KA) - draft letter has been prepared to go to the membership stating our reasons for investigating reducing or eliminating our pumping

requirements. More research is needed to find out where our actual requirement is stated. The current amount was communicated to us by Dave White, but we haven't found that amount in our decrees. Want to confirm that's the actual requirement.

- c) Proposed Covenant Restatement (JW) - in progress, membership feedback considered and incorporated, restatement sent to Attorney Ahmeti for legal review.

VII. Privacy-protected items (dismiss visitors)

- a) Covenant Violation(s) (JW)

VIII. New business

- a) Increase late fees on Assessments to \$50 (MG) - Rules 2.10 and 2.11 adopted, membership will be notified.
- b) Annual Meeting Preliminary Planning (BOD) - Considering moving to September to combine with Annual Picnic

VIV. Adjournment - 8:15pm