

**Board of Directors Organizational Meeting  
November 7, 2023**

- I. Call to Order and Establish Quorum
  - A. Present: Paul Banas, Greg Steinke, Les Blumenthal, John Davisson, Ronda Hipshman and Dena Patterson
  - B. Additions to the Agenda: None
  - C. General Announcements: None
  - D. October 28<sup>th</sup> Organizational Meeting Minutes were approved unanimously
  
- II. Unfinished Business
  - A. Bank Signature Cards—Dena will arrange for new BOD members to meet banker and sign.
  - B. Clarification of Open Communication between BOD and homeowners
    - 1. All questions/concerns that can be solved/resolved by Staff will be send to Dena Patterson.
    - 2. Any questions/concerns regarding overall Management, Policy, Procedure and/ or Finances can be directed to the BOD members.
    - 3. All Communications to the BOD will be directed to ALL members, not individual members.
    - 4. Dena Patterson will set up one email so members can contact all BOD members at once.
  - C. Board Positions
    - 1. Motion for Steinke as Treasurer made by Blumenthal, Seconded by Hipshman, passed unanimously.
    - 2. Steinke resigned as Vice-Chair.
    - 3. Motion for Blumenthal as Vice-Chair made by Banas, Seconded by Davisson, passed unanimously.
  - D. Committee Liaisons
    - 1. Architectural Committee – Les Blumenthalj
    - 2. Forest Management Committee – John Davisson
    - 3. Safety Committee – Greg Steinke
    - 4. Reserve Committee – Paul Banas
    - 5. Social Committee – Ronda Hipshman
    - 6. Staff Liaison – John Davisson
  
- III. New Business
  - A. Calendar of Meetings – Board will continue to meet on the fourth Friday of each month, with exceptions made based on Holidays. Next meeting is November 17<sup>th</sup> due to Thanksgiving. The following meeting is December 22<sup>nd</sup>. All meetings will be in the Rec Center at 10 A.M. and available via Zoom.
  - B. Agenda for November 17<sup>th</sup> Meeting
    - BOD discussed items for next meeting to include: Insurance Renewal, BOD Work Sessions and soliciting community involvement as volunteers to the LWC committees.
  - C. Homeowner’s Forum – Opening and Closing a BOD Meeting
    - BOD discussed Homeowner’s Forum at the Meetings. To further Open Communication the board will Incorporate both an Opening and Closing Forum. The Forums will have specific purpose/limitations. The Opening Forum will be for questions/concerns related to that day’s Agenda items only. The Closing Forum will be limited to questions of clarification and to request items for future Agenda consideration.
  
- IV. Adjournment
  - A motion was made and passed unanimously to adjourn at 3:02 P.M.