

Glenhaven Lakes Club, Inc.
664 Rainbow Drive
Sedro Woolley, WA 98284

Board of Directors Meeting
Monday August 8, 2022 6:30 pm

Present: (President) Andre Brionez, (Secretary) Andi Zamora, (Vice President) Steve Eakins, (Treasurer) Erica Fifer, (Director) Bev Crouter, (Director) Gayle McMurtey, (Operations Manager) Bekki Dodd.

- I. Call to order by Andre Brionez at 6:31 pm. Quorum present; confirmed by Secretary.
 - A. Open Forum: none.
 - B. Changes/Additions to the Order of the Agenda:
 1. Move approval of minutes to follow executive session; discussion of minutes will occur in executive session
 2. Chair report to follow all other reports
 3. Table board declarations for another month
 4. Table discussion of code of conduct, attorney policy, guest policy survey and policy until next month
 - C. Accept the Order of the Agenda
 1. Motion to accept order of agenda as amended made by Bev, second by Erica, approved unanimously.
- II. General Reports:
 - A. A&Z Report: none
 - B. Glenroads Report: none
 - C. Treasurer's Report: reviewed output from AppFolio; getting less detailed information (only summaries not detailed sheets like before). Treasurer would like detailed information in addition to big picture summaries and will work with manager to refine AppFolio reports. (48% of members are enrolled in AppFolio).
 1. Balance Sheet: reviewed and accepted
 2. Operations: reviewed and accepted
 3. Water: reviewed and accepted
- III. Other Reports
 - A. Water Report: reviewed and accepted with updates:
 1. Sensor replacement won't be available until December.
 2. GLC is getting consistent requests for new water hook-ups; employees are able to keep up with repairs and new hook-ups.
 - B. Operations Report: reviewed and accepted.
 1. Firework cleanup wasn't bad; community did a good job!
 2. Movie nights look like fun! :)
 - C. Compliance/Enforcement: reviewed and accepted.
 1. No new correspondence regarding 090328

2. 010407 Sent a letter to remind member to correct. Member had previously received a fine but was absolved on the condition that it be corrected. It had been corrected but has happened again. GLC will follow through with fine now.
- IV. Chair Report: The Board members are all volunteers; the moment someone crosses the line to create more work for board members, something must be done. It's time to get back to work; focus on what is important in order of priority: water and financial responsibility to GLC. Please review the Board book of bylaws/policies and get the work done.
- V. Correspondence:
 - A. Member letter -- Thank you for communicating with the board; these items will be addressed during Executive Session tonight.
- VI. Unfinished Business:
 - A. None
- VII. Action Items: None
- VIII. Open Forum: None
- IX. Executive Session: Motion made by Bev to exit General session and move to Executive Session to discuss minutes, personnel and legal issues, second by Steve E; approved unanimously.
 - A. Motion made by Bev to close Executive Session and resume General Session; second by Steve E; approved unanimously.
 - B. President issued a demand that all board members firmly commit to following code of conduct and enact duties as described in bylaws and act in the best interest of GLC. If any board member at any time creates any legal liability for GLC, their resignation will be demanded.
- X. Approval of Minutes
 - A. Motion by Erica to table approving minutes until next month so Board can review before next meeting, second by Bev., approved unanimously
- XI. Adjourned -- Motion to adjourn made by Bev, second by Erica, approved unanimously.
Adjourned at 9:55 pm