

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

Board of Directors Meeting
Monday July 12, 2022 6:30 pm

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

- I. Call to order by Andre Brionez at 6:34 pm. Quorum present; confirmed by Bekki Dodd.
 - A. Open Forum:
 1. None
 - B. Changes/Additions to the Order of the Agenda:
 1. Add member grievance to executive session
 2. Add discussion of temporary guest use policy as item 7
 - C. Accept the Order of the Agenda
 1. Motion to accept order of agenda as amended made by Bev, second by Andi, approved unanimously.
- II. Approval of Minutes
 - A. Correction to item III, D -- do NOT need permit from GLC for septic replacement
 - B. Correction to Treasurer's report
 - C. Correction to VII, D, 1 to clarify that Courtney made the motion.
 - D. Need to add special vote -- must be included as amendment (all pertinent details for this vote were in Courtney's email to Bekki when the vote took place)
 - E. Correction to VI A to reflect conversation about guest policy and include who voted which way.
 - F. Motion to approve minutes as amended for May meeting by Bev,, second by Steve E., approved unanimously
- III. General Reports:
 - A. A&Z Report: none
 - B. Glenroads Report: none
 - C. Chair Report: none
 - D. Treasurer's Report: none
 1. Balance Sheet: reviewed and accepted
 2. Operations: reviewed and accepted
 3. Water: reviewed and accepted
- IV. Other Reports
 - A. Water Report: reviewed and accepted. Crew worked very hard this month! Kudos!
 - B. Operations Report: reviewed and accepted.
 1. 40% of membership is signed up for Appfolio. A&Z isn't live yet but will be looked at once the financials are set up and running smoothly.
 - C. Compliance/Enforcement: reviewed and accepted.

- V. Correspondence:
 - A. Member letters -- will be discussed during unfinished business item #7.
- VI. Unfinished Business:
 - A. None
- VII. New Business:
 - A. Board Declarations -- Motion made by Andi to table board declarations until next month so that members can be made aware of vacancy through website and have an opportunity to volunteer, second by Steve E. Approved unanimously.
 - B. Election of Vice President -- Steve E. nominated by Andi, second by Gayle. Approved unanimously.
 - C. Revisit Policy 15-11-01 -- Suggest drafting a new policy to present to the attorney to be able to offer more transparency to community members. Andi will work on drafting something to bring to the next meeting.
 - D. Discussed a need to draft a policy outlining contact with the attorney regarding suggested policy changes. No vote will be made next month but a draft of a new policy will be looked at.
 - E. Rolling Items 6 and 7 together regarding guest policy and drafting survey for community members. The policy was discussed. Motion made by Andre to rescind temporary pilot policy and get correct language to attorney for feedback and then to membership for feedback before the pool opens next summer, second by Bev. Approved unanimously.
- VIII. Action Items:
 - A. BOD Members please bring proposed language ideas for updating confidentiality policy and attorney communication policy to draft something to send to attorney for review; add item to unfinished business on next month's agenda.
- IX. Open Forum
 - A. Member -- Spoke regarding pool policy, particularly regarding short-term tenants through AirBnB. Suggest we pose a question to the attorney regarding this issue. Also raised concern about how board members engaged with community members on Facebook.
 - B. Member -- Filed a grievance about board member's engagement on Facebook. Appreciates rescinding the policy. Expressed concern about attitudes toward staff as well as concerns about the new policy.
 - C. Member -- Spoke about her experience as a board member. Expressed concerns regarding implementation of this policy.
 - D. Member -- Member spoke in support of the new policy to be more equitable for guest access. Expressed concern usage data should be readily available; if we have a problem with keeping accurate track of data, that needs to be remedied. Also expressed concern about how staff engaged with board members and the community.
 - E. Staff spoke about mistreatment from community members; board suggested that staff call police and/or enforce the anti-bullying and harassment policy to the fullest extent.
 - F. Member -- Suggested giving staff extra time to adjust to policy change by voting on a policy to be implemented the following year.
- X. Executive Session: Motion made by Bev to move Executive Session to discuss personnel and grievance, second by Erica; approved unanimously.

A. Motion made by Bev to close Executive Session and return to Open Session, second by Steve E.; approved unanimously.

XI. Adjourned -- Motion to adjourn made by Steve E., second by Andi, approved unanimously.
Adjourned at 9:27 pm