



**BOARD OF DIRECTORS MEETING
May 8th, 2020**

Meeting Called to order: 12:05pm in Excelsior Community Room by Craig Dobson - President.

Roll Call: In attendance were Jim London, Jim McCoy, Tom Murray, Craig Dobson, and Sally Innis Klitz. By conference call was Terry Jones (until 2:00pm) and Lisa Donatelli (until 2:00pm). Also, in attendance was Manager, Dan Watnem.

Quorum Established with 7 members in attendance.

Confirmation of Posting of Meeting: Manager Dan Watnem confirmed the meeting was properly posted on the premises complying with the 48 hour notice requirement.

Reading and Approval of Minutes of 5/1/20: Sally Innis Klitz made a motion to waive the reading of the past minutes with the addition regarding comments made around the towing of cars being added, Tom Murray seconded the motion. With all in favor and none opposed, the motion passed.

Committee Reports –

Maintenance – Dan Watnem – In changing the direction on allowing more maintenance people on site, we have had more of the contractors on site and they have been respectful of our rules regarding checking in and social distancing.

Dan will send an email out asking that all owners of bikes stored in the garage area get back with Dan on their status. Bikes not identified will be given to an outfit that refurbishes them for the homeless.

Finance – Sally Innis-Klitz- We can get a credit card from Regions Bank. We should get it next week and will be held in Dan's office. This credit card will be audited every month and we do get "cash back" with this card.

Landscaping – Jim London - Installing a T-valve at Building #4 used to fill the ponds if needed.

Website – Lisa Donatelli – We have suspended our marketing spend thru May and June in order to save money.

Building Committee- Tom Murray - Permitting continues – Plans were picked up on May 6th.

Security Update – Tom Murray – We have a proposal for the conduit/underground work from HomeTask Services and John will work to pull this specific work out of the other security proposals due to lower cost of us managing it ourselves. This could save us as much as \$10,000 primarily in labor costs. Jim McCoy asks that when this conduit goes in, we allow access for additional wires in the future. Jim also asked that we make sure that the contractor has insurance and that the contract goes thru the proper procedures when finding underground utilities.

Craig Dobson made the motion that we move forward with a contract with HomeTask Services for \$4,000, Jim McCoy seconded the motion. With all in favor and none opposed, the motion passed.

Rules/Regulations changes from Committee – In a continuation of the 5/1/2020 BoD meeting, we continue to review the recommendations that the Ken Gertz's committee recommended.

- Within the discussions on changing rules, it was recommended that the BoD perform a straw poll concerning certain issues. Ie – Dog weight moving from 15# to 40# and increasing the length of trucks from 18' to 22'. 22' would put the size more in line with a F150 or Sierra 1500 and larger SUV's that come in. By getting the direction from the membership with a straw poll, it gives the BoD direction on whether to move forward with changing our declarations at a cost. After long discussions, it was put to a vote with the Board on whether we allow dogs within the courtyard on the property. The vote was 4-3 to allow dogs in the courtyard with Jim McCoy, Sally Innis-Klitz and Terry Jones voting against the proposal.
- It is recommended that we reinstate the interviewing/orientation of new owners when the purchase a unit. This should be done in order to review the rules and regulations and to make sure that they understand and are in agreement.
- It was also recommended by the Board that a document be put in place to inform new owners and realtors when the sale or transfer of ownership occurs so they fully understand our rules and regulations. This has been part of the Excelsior rules since inception, but for some reason it was discontinued over 20yrs ago. Craig Dobson will work on this document.

See Attached marked up document for the details of the recommendations.

Adjournment: Tom Murray made a motion to adjourn the meeting, seconded by Sally Innis-Klitz. All approved. Meeting was adjourned at 2:41pm.

Respectfully submitted by Terry Jones, Secretary