

WILDWOOD WEST ROAD ASSOCIATION
SPECIAL MEETING MINUTES
DECEMBER 5, 2022

Meeting held at the Rossoovich residence. Called to order at 1:09.

Board officers present: Al Gebhart-Chair, Lauren Rossoovich-Vice Chair, Bob Spier-Treasurer & Karen Gifford-Secretary

Others attending: Bob Bell, Donna Gebhart, Paula Hansen, Nino Herrera, & Patti Parsons

Agenda:

Appoint new Road Director.

Put a plan in place for a roadwork day, with funds already allotted.

Set recall meeting to count ballots.

Schedule next board meeting for 2023 (February or March).

Discuss plans for future legal representation.

Treasurer Report-Bob Spier

TriWest Bank Statement November 28, 2022 Balance. \$18,075.91

Two outstanding parcel dues remain totaling \$400

Al will be requesting reimbursement in the amount of \$68.65 to produce corporate records.

Paula Hansen requested information concerning an expenditure for \$675. Bob S. clarified that it was a payment to our attorney of record Allen Haley.

Secretary Report-Karen Gifford

Started to read 11/9/22 special meeting minutes, Al suggested in the essence of time to forgo the continued reading and instead those present read individually and review before proceeding further, which was done.

Motion: Bob Spier

Accept the minutes as written with corrections from Al for 11/9/22.*

Second: Lauren Rossoovich

All in favor with no exceptions. Motion carried.

There was a discussion on getting a new attorney to represent the corporation. The

attorney of record Allen Haley, has retired.

Motion: Lauren Rossoich

No legal council should be obtained without full approval of the board.

Second: Karen Gifford

The motion was tabled, did not come to the floor as vote, to allow for further discussion and later withdrawn by Lauren. It was decided that the board members would look for possible candidates locally, get pricing and then at the next meeting (February or March 2023) discuss further. Bob Bell suggested that getting legal counsel this might be a good topic of discussion for the annual membership event. Al will add this as a line item for the yearly meeting agenda and he also suggested that spending limits for various legal services the be part of the discussion as well.

Al indicated he had been using his own attorney in Southern California for council during the recall process and to date he had not received billing. If charges are assessed he would advise the board.

Road Director

Bob Bell submitted his name to volunteer for the opening.

Motion: Karen Gifford

To approve Bob Bell to fill the open position of Road Director, for the remaining term of Jesse Ettlin, post expires April 2023 at which time formal elections will be held at the annual meeting.

Second: Lauren Rossoich

All in Favor with no exception. Motion carried.

Karen administered the Oath of office to Bob Bell.

Bob Bell as the new Road Director had questions on the scope of work, expectations for doing the job, prior expenditures and receiving any background information or files from predecessors. He would be conducting his own evaluation on the condition of the road and contacting association members for a work day once all elements were in place. He would be considering weather, gravel holding area, equipment available to distribute and who may not want to have work done on their property. Plans to respect all property owners and provide maintenance to the road as needed. He will be working on a plan and file moving forward as a guide for others.

Al informed Bob B. funds had already been allocated to purchase the gravel needed in an e-mail vote conducted 11/11/22, posting here for reference. He could call on the board for any questions moving forward but it was up to him to establish a plan of action.

Motion: Al Gebhart (11/11/22)

Please vote yes or no for Jesse to buy gravel for the road.

In Favor Al, Bob & Jesse
Oppose Karen & Lauren
Motion Carried with exception.

Bob S. has a record of expenses for road work and would provide that information to Bob B.

Karen suggested each board member make a reference guide to be used by future officers that taken on their position. The ones made several years ago have either gone missing or they need to be updated. Al asked that a plan be presented in February on how this task would be accomplished.

Bob S. confirmed the meeting to open the recall ballots will be at his home (12094 Mellow Pines Drive) on December 29th at 3 PM, anyone welcome to witness please RSVP.

Patti Parsons wanted a clarification for dues being paid or not paid when there are no enforceable bylaws. It has been confusing, situation while new bylaws were being written and put into place. Because of this confusion everyone should get a ballot to vote on the recall.

Al suggested an attorney be brought in to settle the matter.

The current bylaws, were signed into effect 11/9/22, Article XVIII-Member Voting 13-2 reads as follows: "Only one valid vote is allowed per fully paid-up parcel."

Donna Gebhart thought the 1976 agreement could be applied for dues.

Bob Spier suggested that ballots be mailed to the two members that remain delinquent in their annual assessments to settle the dispute.

Donna asked if the voting time would be extended.
Reply No.

Motion: Lauren Rossovich
Karen send out two ballots for the recall vote, to those members that are currently delinquent.
Second: Bob Bell
All in favor with no exception. Motion passed.

Karen noted that the meeting minutes were getting very long in order to accommodate as much content as possible for future reference and to be very inclusive of the comments being made. She suggested that a more streamlined version of the minutes might be helpful going forward. Will bring up the subject again at the first meeting next year.

Motion: Al Gebhart

Adjourn meeting. Time 1:50

Second: Lauren Rossoovich

All in favor, exception Bob Spier left before the vote. Motion carried.

*NOTE: Al Gebhart has written the following and has asked the information be included as a correction to the 11/9/22 meeting minutes.

There was a discussion about Section 13 in the new Bylaws, specifically, 13 b, c and d. It was agreed. Karen did say that is not the way we have done it. Donna Gebhart said it is in the new Bylaws and should be followed. The outside return envelope should have the parcel owner's return address so it can be verified against the association directory.

I wouldn't, because we are only 46 members, and I am offering this as a templet.

Karen: Bob, what are your feelings?

Bob S. I think this is a valid point, just like in the state elections you have the number on the one you send out so we know it is legit. Then when we open those, we don't know who voted for what. It makes a lot more sense to know that we had legitimate outer envelopes coming back, I think that is a good idea, and I would suggest we do the same voting as we did last time, the format.

Karen: That's what I think , too.

Before the motion by Lauren to adjourn, Karen interrupted and said "I'm sorry, wait a minute, we have a comment. Go ahead.

Bob Bell said, "Personally I don't think you need to do a letter because I don't think you will be recalled. I'm serious about that. It's up to you if you wish to do that. But I really don't think anybody in this association will recall you. How I feel, that's a different story maybe, But that's something I think you should--it would help lower the tension a bit. You can still write your letter, you have that right, but I really think you should not even have to worry about it."

Al: Thank you, I appreciate the thought, Thank you kindly.

Karen: All right so we are adjourning the meeting.

Prepared by Secretary

Karen Gifford

Safety is a major concern on our road to protect people, pets and property. Please control your speed and remind your visitors to do the same.

