

June 27, 2015  
PDO NA AC HOA  
2<sup>nd</sup> Quarter BOD/Annual Meeting

BOD present: Jon Zimmerman, Sharon Rhodes, Don Koontz, Paul Easley, George McClellan

BOD absent: Jim Greene

BOD vacancy: Dan Slepian

Owners present: Cathy Tiwald, Cheryl Weiss, Joyce Lawrence, Richard Lawrence, Terry Cox, Christine Cox, Wayne Arnesen, Carol Keller, Scott Parkman, Jorge Leon, Olga Leon, John Forchelli, Melanie Forchelli, Geanine Taylor, Donald McDermott, Gerald Yates, Ian Thompson

President Zimmerman called the annual meeting to order at 9:00. Call for a quorum. Quorum was not met and in accordance with CCR's, annual meeting was recessed for 10 minutes.

Annual meeting was reconvened at 9:14. Quorum results are posted on our website.

President Zimmerman introduced Orville Chedester (current long term renter in PDO) as the ballot proxy. Don Koontz is BOD rep to the ballot count. He then called for assistance with the ballot count. Geanine Taylor volunteered. Annual meeting is recessed at 9:18.

Quarterly meeting called to order at 9:19. President Zimmerman presented the April and May financial reports. Called for question or comments. Jerry Yates asked the financial status compares to the HOA budget. President Zimmerman says we are at an even pace to the budget projections. Question about dues and what is owed. President Zimmerman says we are on projection with collections. Clarified fiscal year end as December 31<sup>st</sup>.

Pool committee: George McClellan provided report. Melanie Forchelli and Oscar (pool maintenance worker) participated with a walk through of repairs needed. Costs are pending for the patch kits and concrete repairs for the deck. Safety rope needs to be replaced in some areas. Spa deck needs another pole and rope to mark it off for safety reasons. There is a drainage issue from the upper pool deck (spa area) to the lower area. Repairs and costs are being reviewed. Existing poles will be repainted by Oscar. New tables/chairs are being priced. Bathroom interiors have been recently renovated but exterior work is needed (paint) and it was suggested that it could be a community work project. Waterfall at the upper pool is rusting out and leaking and will need repairs. Scott Parkman said there is extra rope that we can use. Jerry asked a question about cost of new palapa and sails. President Zimmerman indicated he would get the total costs to the group. Terry Cox asked a question about the use of the pool by Margarita House. Much discussion held about who can use the pool and how the guests are being served. MH is not supposed to be sitting customers at the pool deck and owners that are being served at the pool area should be glass-free. If owners are not comfortable ensuring rules are being followed, ask a guard to approach the violators. Please let the pool committee (George and Melanie) know if pool maintenance issues are noted and the committee will communicate with Scott.

Discussion about salaries for pool and security staff (as shown on financial reports.) Joyce Lawrence asked if Oscar can spray under the chaise lounges. Scott informed the group about the certification and water testing requirements for the pool. Many thanks were given to Parkstrong for the improvements at the front of the development (fencing, paint, planting.) Additional parking is being looked at (inside the gate.)

Maintenance committee: Paul Easley provided report. Most issues were covered in pool committee report but added that new pumps/parts have been provided for the pool.

Social committee: Sharon Rhodes provided report. Social committee activities are inclusive of owners and long term renters. Facebook is helping tremendously. Many potlucks/socials have been held with great success. Recycling is working well. The library is up and running. John and Melanie Forchelli, Greg McKinney and Richard Lawrence put many hours into the library. Many thanks to the others in the community for their assistance. It is planned to send a quarterly email to owners to keep them informed of things happening at Playa de Oro. The committee is also looking for people to have classes for others. Olga Leon has volunteered to teach Mexican cooking techniques. Olga asked that we send her a list of things they are interested in things to make. Joyce Lawrence has organized line dancing at MH. Cheryl Weiss indicated she is a licensed vet tech and has most dog vaccines available at her home and charges a nominal fee for the vaccines. Sharon indicated the social committee has helped reinforce the community camaraderie.

#### Old Business:

Community Work Day (Fall). Jon asked that owners send their suggestions (to the HOA email address) about what needs to be done and the BOD will look into scheduling .

#### New Business:

HOA needs space for records. Scott may be able to have room in Parkstrong Office

Dogs. Prior issue with long term renter has been mitigated for the time being. Other owners have been notified about concerns or complaints about their dogs. There is not much the board can do enforcement-wise. The complaints include dogs off leash, dogs "pottying" on others property, aggressive dogs.

From the Forchelli's: Flood committee needs to be established. President Zimmerman asked that the Forchelli's put together the committee and gave Melanie some guidelines about storm water (runoff.) After new board is seated, someone will be appointed to the committee. He asked that the committee be called Storm Water committee. President Zimmerman will send some inquiries out for expertise. The committee needs to also work with Scott to utilize his past research in this area.

BOD received 2 letters. One from Greg McKinney and the other is from Joyce and Richard Lawrence. The letters are included as attachments to the minutes. President Zimmerman thanked both parties for their letters.

Jon summarized Greg's letter, which touched on the work in the recycling effort. Greg also said he appreciates the new palapa and shade sails and noted some pool repair issues. He then indicated his support for the Margarita House to use the pool area for diners. Jon indicated that once the restaurant reopens in September and if there is still a desire to do so, then the BOD will bring it up to the HOA. Until then, nothing is changed, patrons of the restaurant are not allowed to dine at the pool area.

Joyce read her letter. She asked that all board members get emails addressed to the HOA. Currently, 3 members act as gate-keepers and forward emails as necessary. She asked that future budgets show repairs as a specific line item. Can ballots only be sent to owners current on dues (legally this is not possible.) Recycling proceeds should be kept for community benefits (paper goods for parties.) Because recycling is not an HOA project, the funds are at the discretion of the recycling group. The shade sails don't provide enough shade. President Zimmerman said the design allowed additional sails to be added and at some point, the HOA would be able to buy more sails. Joyce's last item was that dogs should be leashed at all times.

Call for any further comments or concerns for the quarterly meeting. Richard Lawrence asked why we don't get bids for work done. President Zimmerman indicated that the HOA does get bids.

Motion to adjourned quarterly meeting at 10:35, seconded by George McClellan.

Annual meeting reconvened at 11:50; voting results were read by Don Koontz (his last official act) 108 returned. 70 were valid based on payment status. Of those, 3 had no proxies, 2 with proxies but not witnessed, one with a proxy but without a ballot, one with no action and one not current on dues. 62 valid ballots. 38 were not eligible due to owner payment status. The totals were Wayne Arnesen 50, Christine Cox 51, Paul Easley 49, Sharon Rhodes 52. Dues increase: 26 yes, 35 noes. There was a question about the proxy. In order for your vote to count, the proxy must be returned IF you are not in attendance at the annual meeting. Jon recessed the meeting to meet with the new board.

Annual meeting reconvened at 11:03. The new board is: Jon Zimmerman, President; Sharon Rhodes, Vice President; Christine Cox, Secretary; Wayne Arnesen, Treasurer; Paul Easley, Parliamentarian; Alternates: Jim Greene and George McClellan.

Budget did not pass; 60% yes votes required. Going forward, the budget issue will come up again or our reserves will be depleted. It was decided that our quarterly meeting in early spring will focus on the budget.

President Zimmerman presented Don Koontz with a token of appreciation from the current board members.

Motion to adjourn, seconded by Paul Easley. Annual meeting adjourned at 11:10.

Prepared and submitted by Christine Cox, Secretary