

CMHOA Board of Directors  
Meeting Minutes  
July 9, 2011

Pat called the meeting to order at 10:12 am.

2010-2011 Board members present: Pat ('11), Mark ('11), John ('12), Ellen ('12), Frank ('12, by proxy)

2011-2012 Board members present: John ('12), Ellen ('12), Frank ('12, by proxy), Terry ('13), Dickie ('13), Ron ('13)

Board members absent: Dee ('11), Stephen ('12)

Guests present: Carol MacFarland, Lowry Sinclair, Fred Goeller and Brian Barnes

Opening remarks

Pat opened the meeting by explaining that there was no written agenda, per se, but the purpose of the meeting was to wind up the affairs of the 2010-2011 board, then to suspend the regular order of business so that the new board could organize itself. She thanked the board for the opportunity to serve as president, and thanked Carol Macfarland for all her help during the year on the website and social activities. Pat volunteered to remain active and to continue helping however the new board could use her.

May 14, 2011 minutes

Mark distributed the same draft of minutes for the May14 meeting as was previously shared by e-mail. He highlighted a sentence on page 2 that drew conflicting e-mail comments, and suggested that if there was a motion to accept the minutes, the motion should include whether or not to include the sentence.

John moved to accept the May 14 minutes with the sentence. Ellen seconded the motion, and it passed unanimously. The minutes that are included in the official 2010-2011 binder are those that were adopted

Annual meeting minutes

John moved to accept the annual meeting minutes that were prepared by Carol in Mark's absence on June 11. Ellen seconded the motion, and the annual meeting minutes were accepted unanimously.

Treasurer's report

Pat distributed copies of the Treasurer's report for the year ended June 30, 2011. Ellen moved to accept the report. John seconded the motion. The June 30, 2011 treasurer's report was accepted unanimously.

### Transition

John noted that with Dee's term on the board expiring, it will be necessary for the HOA to get whatever information was used to establish the Yahoo newsgroup and website. He also suggested that in the future the newsgroup and website be established with information specific to the entire HOA rather than a particular individual. This will require follow up by the new board.

### Suspension of regular order of business

At 10:30, Ellen moved to suspend the regular order of business so that the new board could constitute itself and elect officers. John seconded the motion. The motion passed unanimously.

Ellen requested a copy of the current (10/9/2011) bylaws so that everyone could view the responsibilities of each officer. Mark distributed copies to all present.

Ellen also held two proxies: The first was a proxy executed by Frank Barnes in favor of his son Brian. The second was an expression of Stephen's vote for the 2011-2012 officers.

There was a general discussion of the positions to be filled and the willingness of each board member to fill those positions, after which Ellen nominated the following slate:

President: John Morris

Vice President: Terry Buckno

Treasurer: Stephen Golder

Secretary: Frank Barnes

John seconded the motion, and it passed unanimously, but with Stephen treated as not voting. (Stephen's "proxy" was treated as not voting because it only outlined a slate that was different from Ellen's motion.)

There was a general discussion of the background and history of Camelot's board of directors. Carol pointed out that some of the issues have persisted for years. Ellen added that each of the past presidents has added value, and that Camelot is considered a big and vocal player among leased land communities.

### New Board

John brought the meeting of the new board to order at 10:42 am. He thanked the new officers for their willingness to serve, including Stephen and Frank who were both absent. He also reported that Frank's operation went well.

John asked whether the new board should acknowledge the June 30, 2011, Treasurer's report in some fashion. Terry moved that the board thank Stephen for his service over the past year and acknowledge the cash balances being transferred to the custody of the new board. Dickie seconded the motion, and it passed unanimously.

At this point there was conversation about who was responsible for the minutes, since Mark's term had ended. The consensus was that Frank would be responsible for the minutes as the new secretary with the help of the tape and the participation of his son Brian, who attended and held a proxy.

### New Business

There was discussion about a regular meeting time and place. John suggested changing the meeting to a weekday evening, rather than a weekend morning. He also suggested that the board additionally meet quarterly on a Saturday or Sunday to allow part-time or weekend residents an opportunity to participate as well. The additional, quarterly board meetings could be held to coincide with already-scheduled events such as the Pool Closing.

Terry moved that the board meet on the first Thursday of each month at 7 pm. Ellen seconded the motion and it passed unanimously. It also was decided that the dates and times of the additional, quarterly meetings would be chosen at the next meeting.\*\*\*Please note: *This has been changed to the 3rd Tuesday of the month with 4 Saturday meetings.*

There was a general conversation about how notice would be given to residents who are able to attend and observe the board meetings. Terry moved that the Bulletin Board be updated to include the time and date of the next board meeting. Ron seconded the motion, and it passed unanimously.

There was a general conversation about the existing six committees. Terry enumerated those committees and shared his views:

Park Purchase Committee- Important and should be large  
 Ten-year lease committee- Important and should be large  
 Social Committee- Previously Dee  
 Town Watch- Previously John  
 Membership -- Previously Stephen  
 Political- Previously Ellen

John noted the need to boost membership and raise more money. Dickie volunteered to help with a membership drive.

Terry moved to keep the existing six committees, but to discuss specific assignments and any possible new committees at the next meeting. Dickie seconded the motion and it passed unanimously.

There was a general conversation about negotiation with ELS about the 10-year leases. John and Ellen stressed the importance of cooperation among the affected HOA's, including Mariners Cove.

There also was a general conversation about a fund to acknowledge significant anniversaries and birthdays, as was done for Edna's 100th birthday. Terry moved to table the question and discuss it next month. Ellen seconded the motion and it passed unanimously.

Carol indicated that she was picking up a thank you card and/or certificate of appreciation for Pat for all her work as President in the past year.

John asked about fire prevention. For example, since October is fire prevention month, might a local fire department be willing to come in and talk with homeowners about fire prevention, and perhaps donate smoke alarms to older residents. Terry moved that Dickie look into the safety requirements, particularly smoke alarms, and get back to the board. Ellen seconded the motion and it passed unanimously.

#### Adjournment

At about 11:40, Terry moved to adjourn. Dickie seconded the motion, and it passed unanimously.