

Crail Creek Club
Board Meeting | Friday, June 12, 2020

Meeting Minutes

Call-to Order

Bill Pinna called the meeting to order at 1:11 pm and a quorum was established.

Attendance

Board members in attendance included Bill Pinna, Ann Scheder-Bieschin, Bryan Dige, Paul Atkins (each via phone) and Tom O'Connor. Others present included Scott Hammond, Ryan Welch and Seanna Farrow of Hammond Property Management, and the association's attorney Alanah Griffith.

Minutes

Bryan Dige motioned to approve the meeting minutes from June 3, 2020. Tom seconded the motion, and all were in favor of approving the minutes.

Roofing Update

The roof construction project should finish by Tuesday of next week. Unit 614 believes that the construction project affected the structural integrity of the unit's interior beams and would like a professional to assess the areas of concern. Hammond Property Management would like board approval to engage an engineer. HPM will work on drafting a letter to the owner of unit 614 and Bill will review before it is sent.

Governing Document Rewrite

Alanah has prepared documents for the board's review. The board plans to have a meeting where the majority, if not all, of the board can agree on the revisions to the new documents. The board must hold another meeting of the ownership where 75% of those present are in favor of the documents presented to them.

It was noted that if the proposed rewrite of the governing documents does not pass, the two important items that need to be amended into the existing documents are 1) Assessments and 2) Enforcement of rules. The insurance section of the document is typically rewritten entirely. Bill and Alanah will work with Wayne's office to obtain the original document and create a document that can be shared with the board for review and edit.

Next Meeting

The board would like to hold a board meeting to discuss the budget and line of credit for the roofing project. Before the annual meeting, the proposed amendment allowing owners to participate and vote in meetings remotely will be recirculated.

Adjourn

Bill motioned to adjourn the meeting at 2:25 pm.