

HBV Board Meeting July 17, 2021 3:40 p.m.

Following the annual owners' meeting, the Board of Directors was called to order by President Marlene Rockwell. Members present were: Marlene Rockwell, Bryan Martin, David Bender, M.K. Brennan, Briggs Allen, Rusty Mellette, and Paul Magalski. Jim Cook was out of state and unable to attend.

Owner Walt Howard and property manager Harold Tilley were also present.

President Rockwell welcomed new member, Mr. Magalski.

Mr. Mellette made a motion, seconded by Dr. Allen, to keep the present officers in place. The motion passed unanimously. President Rockwell, Vice President Martin, and Treasurer Brennan will continue in their duties for the 2021-22 fiscal year. Ms. Brennan made a motion, seconded by Mr. Mellette, to leave the Secretary position temporarily vacant, as two new members had been added to the Board, and they could become more acquainted with the association and Board processes. The intent is that one of them take over the position of Secretary in the near future. Dr. Martin will serve in this capacity temporarily, as he has done for the past several months.

Mr. Mellette made a motion, seconded by Mr. Bender to approve Board minutes from meetings since July, 2020, as the Board had forgotten to go through this process previously. It was discussed that all minutes had been shared with members, with corrections made as necessary since that time. The Board unanimously voted to approve the motion.

Mr. Tilley was asked to assess the working relationship between Appalachian Management and HBV, as the renewal of the management contract would be coming up in October. He indicated things are going well, and suggested that the Board continue to improve communications with members. He noted that the monthly newsletter is helping.

Mr. Magalski indicated he had been asked about the issue of cable railings on the F Building and future renovations. Board members responded that the topic had been discussed at length, and not taken lightly. Financial issues had to be addressed, as the association had been hit very hard by ongoing structural and maintenance issues. The decision to go with wooden pickets saves tens of thousands of dollars on each project. This information was shared with owners in a letter in February. A copy of that letter will be included in the next owner newsletter to reiterate the decision.

Owner Howard asked to speak to the group. He suggested that the Board should have two-way communication with owners, and that the Board has not consistently responded to grievances. Dr. Allen expressed concern that Mr. Howard's ongoing issues with the Board were invalid. Mr. Howard continued to share concerns regarding Board vacancies and indicated that the Board's responses based on advice from the association attorney were not appropriate.

The Board discussed the concerns shared by Mr. Howard. For the benefit of new members, it was confirmed that Mr. Howard's grievances have all received appropriate responses after conferring with the association's attorney in an attempt to assure appropriate action by the Board. We, however, do not respond to grievances which have been previously addressed.

Ms. Brennan moved to accept the budget as presented to owners. Mr. Mellette seconded, and the Board voted unanimously to approve the budget.

There was a discussion of progress in collecting dues and special assessments which are in arrears. All owners in this situation received individual letters from the Board the previous week, and there has been substantial progress. Others are being addressed by the association's attorney.

A question was raised regarding an owner's request to share other owners' physical and email addresses. The Board firmly stands behind its earlier decision that this would be an invasion of privacy.

The topic of a one-time fee for new owners was raised. Mr. Tilley indicated this could be helpful and could be a percentage of the sale price. It would require a change to bylaws. This topic was tabled for future discussion.

Dr. Allen asked if Uptagrove can help with tree issues. Ms. Rockwell will check on who they used at the F Building, as that was handled very well.

Dr. Martin moved to adjourn the meeting. Mr. Mellette seconded, and the Board approved unanimously.

Submitted by Bryan Martin, Acting Secretary

*Note: These minutes are unofficial, as they will need to be formally approved at an upcoming meeting of the Board.