

Harmon's Property Owners Association Special Board Meeting Meeting Minutes

Meeting held at Sherry Tedesco's house

Called to Order: Saturday, September 9, 2023 at 9:02 am

Present: Al Gilson, President, Hal Thompson, Secretary, Director, Sherry Tedesco

Joining remotely: Jane Kreitzberg, Treasurer,

Absent: Jon Lange, VP, Bob Kromm, Kim Kerr

Christi Anderson asked to listen to the board meeting remotely.

New Water Operator Discussion by Al Gilson:

Al discussed the new water operator extensively with Jeff Kreitzberg. Paul Sifford holds Class 2 water operator license. HPOA will come under higher classification soon because of increased number of full time residents.

Terms of contract: initially for 12 months. 60 dollars per hour.

How do we keep track of his time? He needs to keep track and send Hal the information monthly via a method best suited for Paul Sifford. Hal and Jeff will discuss this with Paul. This will include a recap of duties performed monthly. His contract should be a written agreement, not a legal document but a listing of duties.

Financial aspects of the additional expense troubling to Al. We can't pay back Dock Fund from the Water Fund because of extra expenses. We can't continue to do deficit spending.

Jane - no deficit spending for last year. This year because of big repair expense to the main line, the fund is running short.

MOTION: Hal Thompson requests approval of Paul Sifford as our new water operator. He will be paid \$60 per hour for an estimated 8 hours per month for a total of approximately \$500 per month. Mr Sifford will provide a monthly recap of time spent to date.

SECOND: by Sherry Tedesco

DISCUSSION: Nothing additional

VOTE: Unanimously agreed

MOTION: Any deficit in the water fund will be covered by borrowing from the dock fund.

Second: Al Gilson

Discussion: Sherry - when is the money paid back? Al - reconciled each year. Jane - pay back will be part new budget that board will be working on.

VOTE: unanimously agreed

MOTION: Do not pay 7,600 from Water Fund to Dock Fund because of cashflow shortage in Water Fund.

SECOND: Sherry Tedesco

DISCUSSION: Road Fund owes Dock Fund \$11,200. Budget approved by membership at the last annual meeting shows \$4,000 being transferred for payment on the loan from the Road Fund to the Dock Fund. Board agrees with 4,000 transfer at this time.

The Water Fund owes the Dock Fund \$15,140. Because of the recent water mainline break, no money is available in the Water Fund to pay back the loan. Originally \$7,600 was budgeted. The board agreed that the Water Fund should not pay back the Dock Fund for the current budgeted amount.

The above needs to be explained to the members at the next annual meeting.

VOTE: Unanimously agreed

Discussion and Revision of Operating Rules

Al Gilson has been accumulating possible changes to the Operating Rules since the last revision and acceptance by the membership at the 2015 annual member meeting. These changes along with input from other board members were considered for a current revision of the operating rules.

Each rule was reviewed and discussed by the board. Hal Thompson incorporated the agreed upon changes in proposed revised Operating Rules.

The revised Operating Rules will be sent to the HPOA board by email for comments, corrections and revision on or before October 15, 2023.

The revised Operating Rules will be sent to the entire membership for comment prior to the next annual member meeting.

The Revised Operating Rules will be presented to the entire membership at the next annual member meeting for discussion and approval.

Other Business:

Al gave a recap of new pilings and replacing C dock access. Board appreciates Al's attention to this project.

Executive Session

Not needed

Adjourned 11:20 am

Signed:

Hal Thompson, HPOA Secretary