

Florence Gardens Mobile Home Association
Regular Meeting of the Board of Directors
22 September 2021 at 10:00 a.m. in the FGMHA Clubhouse

President Lee called to order the regular board meeting on 22 September 2021 at 10:00 am via Zoom. Board members present - Sharon Lee, Nick Treinen, via Zoom, Bill Rimmer, Chris Vannice, via Zoom, Claudia Keller, via Zoom, Ann Schlicht, via Zoom, and Cherylle Arends, were present. Yasmin Rodriguez, Association Manager, Kathy Dunkel, Administrative Assistant also attended the meeting.

Pledge of Allegiance

Consent Agenda

- I move that we accept the meeting minutes as presented with the corrections mentioned.
Bill Rimmer made the motion, Cherylle Arends seconded the motion, by a unanimous vote of the Board, motion passed.

- I move that the Board accept Linda Rimmer to the Activities Committee.
Cherylle Arends made the motion, Bill Rimmer seconded the motion, by a unanimous vote of the Board, motion passed.

President's Report – Sharon Lee

No report was given.

Association Manager's Report- Yasmin Rodriguez

Yasmin Rodriguez reported that we do not have a cook hired, but that Julie McFarlane will be the kitchen manager and will run on a volunteer crew to have Wednesday night dinners. She also reported that the rock saw was sold for \$1500.

Committee Liaison Reports

Activities Committee - Linda Rimmer gave us an update that we have activities planned through October. We will be having a breakfast starting at 7 am for the Community Sale. There will be maps of the community along with sale items distributed. They are also trying to get volunteers that would be willing to deliver breakfast. She also spoke of the activities coming up and gave a brief description of what to look forward to for those events.

Linda Rimmer mentioned the next meeting for Activities Committee is on September 27, 2021 at 8:30 am for anyone that wishes to come.

Clubhouse Renovation Ad-Hoc Committee - Bill Rimmer gave a brief update, that the clubhouse colors have been chosen. Once, we get the contract signed for the painters we can continue to press forward.

- I move that we adopt the colors for the painting of the clubhouse.
Bill made the motion, Cherylle Arends seconded the motion, by a unanimous vote of the Board, motion passed.

Discussion/Action on Documents Committee Policies

- I move that the Board accept Document 1.20 pertaining to HOPA Age confirmation with corrections.

Cherylle Arends made the motion, Chris Vannice seconded the motion, by a unanimous vote of the Board, motion passed.

- I move that the Board accept Finance No. 3.3 Policy for Collection of Assessment Payments Due and Delinquency Draft dated 9/14/2021 and Timeline and rescind the current Policy and Procedure approved April 12, 2017.

Chris Vannice made the motion, Bill Rimmer seconded the motion, by a unanimous vote of the Board, motion passed.

Discussion/Action on Political Rules and Regulations

Discussion on Reserve Study Proposals -Bill Rimmer suggested we get the Reserve Study updated on a regular basis.

- I make a motion that the Board adopts a proposal from Father/Daughter reserve study for the proposal in the amount of \$1500. And \$150. Per site visit for calendar year 2022 included in the next year's budget.

Bill Rimmer made the motion, Cherylle Arends seconded the motion, by unanimous vote of the Board, motion passed.

Discussion/Action on Engagement Letter for 2021 Audit & Tax Services

- I make a motion that the Board adopt Butler-Hansen proposal for \$7200 and engagement letter of tax for \$750.

Bill Rimmer make the motion, Claudia Keller seconded the motion, by unanimous vote of the Board, motion passed.

Discussion/Action on Entertainment Agreement - Yasmin Rodriguez discussed that the entertainers do not have insurance and asked if the Board wanted to cover the insurance, and be willing to sign a HOAMCO Release form.

- I make a motion that the Board table the discussion of entertainment until the next Board meeting on October 13, 2021.

Bill Rimmer made the motion, Chris Vannice seconded the motion, by unanimous vote of the Board, motion passed.

Discussion/Action on Garden Ad-Hoc Committee Recommendation

- I move that the Board approve and send to the Documents Committee the new sections, 3.2 Approved Garden covering and 3.6 Garden Enclosures.

Cherylle Arends made the motion, Chris Vannice seconded the motion, and Nick Treinen voted nay by unanimous vote of the Board, motion passed.

Discussion/Action on Clubhouse Paint Bids

- I move that the Board approve the proposal from Unforgettable Coatings in the amount of \$11,640 plus tax to be paid for out of the reserves.

Bill Rimmer made the motion, Cherylle Arends seconded the motion, by unanimous vote of the Board, motion passed.

Discussion/Action on Kitchen Cleaning Bids

• I move that the Board agree to the contract of Clean and Complete for the cleaning of the kitchen. Nick Treinen made the motion, Cherylle Arends seconded the motion, by unanimous vote of the Board, motion passed.

New Business

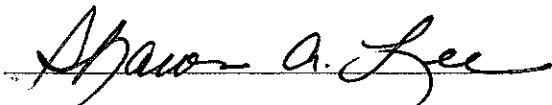
We are putting on hold the expanding of the BBQ area as it is seldom used.

Member Comments

Adjourn

With no further business before the Board at the regular board meeting, Chris Vannice made a motion to adjourn, Claudia Keller seconded the motion, by a unanimous vote of the board, motion carried. Meeting adjourned at 12:14 pm.

Prepared by Administrative Assistant Kathy Dunkel

A handwritten signature in cursive script, reading "Sharon A. Lee". The signature is written in black ink and is positioned above a horizontal line.