

TEPOA BOARD OF DIRECTORS MEETING.

Minutes

Tuesday, April 8, 2008

President Larry Axthelm called the meeting to order at 6:00 PM.

Board Members present: President Larry Axthelm, Vice President Mike Albom, proxy to Dennis Bergquist, Treasurer Sue Johnstone, Secretary Dee Steinbrenner, Ray Baker, Dennis Bergquist, Dennis Boals, Wayne Evans, Sandy Howard, Bob Pillsbury and Tom Thompson. A quorum was present.

There was an audience of approximately 46± in attendance.

Secretary Dee Steinbrenner moved to approve the minutes of the last regular Board of Directors meeting of March 11th, 2008, as distributed. 2nd by Tom Thompson. The motion carried unanimously.

Treasurer's Report - Treasurer Sue Johnstone gave the report based on the Financial Statements with the revised distribution with the revised date of April 7, 2008.

President's Report – President Larry Axthelm gave his report.

Manager's Report – General Manager Duane Krause gave his report.

OLD BUSINESS

O-01 – Tabled motion – Rescind Resolution 0306 and amend, Cash Audit policy.

It was moved by Sue Johnstone that the items concerning the Cash Audit Policy be taken off the table. 2nd by Bob Pillsbury. The motion carried unanimously.

It was moved by Sue Johnstone to approve the resolution for the Annual In-House Cash Audit as submitted. 2nd by Bob Pillsbury.

Bob Pillsbury made a friendly amendment to delete Paragraph #4, “Therefore, be it resolved, that resolution 0306 be rescinded and” from the resolution. Friendly amendment accepted by Sue Johnstone. The motion carried unanimously.

O-02 - Second reading of Bylaw changes.

It was moved by Wayne Evans to dispense with the 2nd reading and adopt the resolution approving the changes to Article IX of the Bylaws incorporating procedures for the annual and special elections including the use of mail-in elections and polling place elections. 2nd by Sue Johnstone. Motion carried unanimously.

O-03 - Crime Watch Motor Patrol Manual review

It was moved by Bob Pillsbury that the item concerning the Crime Watch Motor Patrol Manual be taken off the table. 2nd by Dee Steinbrenner. Motion carried unanimously.

It was moved by Bob Pillsbury that the Crime Watch Motor Patrol Manual be approved as presented and that the Crime Watch Committee be instructed to develop a manual for the bicycle activities. 2nd by Dennis Bergquist. Motion carried unanimously.

NEW BUSINESS

N-01 – Anticipated Expenditures: None.

N-02(a) – Annual audit recommendation from Finance Committee

It was moved by Sue Johnstone that the Board of Directors accept the recommendation of the Finance Committee, to continue to perform an audit of our year-end financial statements. 2nd by Dennis Bergquist. Motion carried unanimously.

N-02 (b) - Selection of CPA to perform annual audit and preparation of tax returns for FY 08

It was moved by Sue Johnstone that the Board of Directors accept the amended recommendation from the Finance Committee to engage the services of Mr. Todd Lundering to perform the annual audit and prepare the tax returns for fiscal 08, at a cost of \$6500 plus miscellaneous expenses. 2nd by Ray Baker. Motion carried unanimously.

N-03 – Funding certain Operations Expenses from Reserves

It was moved by Sue Johnstone that the Board of Directors approve reimbursing the operating account for these items totaling \$7,900.10 (\$3,924.51 emergency repair of a golf course pump; \$1,309.96 RV gate repair; \$1,169.49 water damage repair not covered by our insurance; and \$1,496.14 Health Department kitchen compliance above the amount approved by the BOD). The funds should come from the Major Repair and Replacement account. 2nd by Bob Pillsbury. Motion carried unanimously.

N-04 - Add an Annual Reserve Study Review to Finance Committee duties

It was moved by Sue Johnstone that the annual reserve study review be added to the duties of the Finance Committee, updating Resolution 0608 and the Policy Manual. 2nd by Wayne Evans. Motion carried unanimously.

N-05 - Appoint Election Committee members

It was moved by Tom Thompson to approve the President's appointment of Kathy Albom, Pamela Dick, Mary Heun, Pat Marvin, Elaine Strassburg, Marilyn Thompson, Janet Bendixen and Paul Martinez to the Election Committee with Bob Bethel, chairperson and Dee Steinbrenner as BOD Liaison. 2nd by Bob Pillsbury. Motion carried unanimously.

N-06 - Appoint Nominating Committee members

It was moved by Bob Pillsbury to approve the President's appointment of Jan Pickinpaugh and Judy Pillsbury to the Nominating Committee with LaVonne Drymiller, chairperson. 2nd by Dennis Bergquist. Motion carried unanimously.

N-07 - Review by Board of items that do or do not require Lot Change Request for the A&B Committee

It was moved by Dee Steinbrenner to approve the A&B responsibility matrix which will provide uniformity and guidance as to the area of responsibility for the A&B Committee members and set requirements for when a Lot Change Request form is required to be completed by the owner and, that this matrix be included as part of the A&B Manual. 2nd by Sandy Howard. Discussion ensued.

Bob Pillsbury made a friendly amendment to include mail box access to Line Item #73. Friendly amendment was accepted by Dee Steinbrenner. Motion carried unanimously.

N-08 - Policy for Minutes reporting and comments of members who speak at BOD meetings

It was moved by Dee Steinbrenner that the Board of Directors approve the inclusion into the minutes of those speaker's name(s) and topic(s) during the Call to Members portion of the Property Owners and the Board of Directors meetings per the procedure provided. Also, that the minutes reflect any speaker's name who speak for or against an item that is part of the Board's agenda. 2nd by Sue Johnstone. Motion carried unanimously.

N-09 - Removal of contract organizations from under the umbrella of Member Services

This item was removed from the agenda by President Axthelm to be given to the Recreation Committee for further study and recommendation to the Board.

OTHER BUSINESS – None.

President Axthelm made the call to members to speak on any issue they chose.

Dennis Bergquist moved to adjourn. 2nd by Ray Baker. The motion carried unanimously.

The meeting adjourned at 7:07 PM.

Respectfully submitted,

Deborah Levitan, TEPOA Administrative Assistant for
Dee Steinbrenner, Secretary, 2008 Board of Directors

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It was moved by Dee Steinbrenner and seconded by Mike Albom to approve the minutes of April 8, 2008 Board of Directors Meeting as presented.

The motion carried unanimously.