

## Country Club Vistas II

President ProTem Jenny Hensley called the meeting to order at 2:00 p.m. on 01/27/2022.

In Attendance: Board: TC Carr, Jenny Hensley, Kropf, Nancy Steele, Don Wallenfang,. Absent Excused: Delores Kropf, Deb Whitecotton and Leonard Whitecotton, Members in attendance identified: Martha Crowell,.

### Old Business:

1. **Secretary's Report: (Nancy Steele)** Minutes from the November Board meeting were read, T.C. Carr moved to accept the minutes and Don Wallenfang seconded. and approved unanimously.
2. **Old Business:**
  - a) **Restricted Age at Entrance: Jenny will contact CCV1 for more information. CCRs & Bylaws Review:** The CCRs & Bylaws Review Committee currently consists of Delores Kropf, Theresa Gorley, Debra Whitecotton, and Leonard Whitecotton, T.C. Carr and Rick Cronin. There have been several meetings and discussions, but nothing has been shared with the Board as of yet. The Board was given printouts of the proposed contract for review. T.C. Carr moved to go forward with retaining The Brown Law Group. Jenny will sign contract and have invoices forwarded to Leonard Whitecotton for payment.

Recently a 3-way phone call was held between Delores, Jenny and T.C . to determine status. Delores provided attorney information. Jenny contacted attorney. She received an email from Maritsa, Paralegal of The Brown Law Group, indicating that they don't have a contract with us. For a flat fee retainer plan of \$50 per month, we can have unlimited phone, email and texting emails between one representative of firm and one POA Board Member. Jenny shared a letter detailing a proposed contract with The Brown Law Group. (See attached.)

- b) **Entrance Lights:** We received one complaint that the lights may not be adequate. Jenny Hensley visited the sign at night and took a picture. The Board agreed that it appeared adequate and that no further action is needed at this time.
- c) **Putting Electrical at Entrance:** Nancy moved to have Martha Crowell and Don Wallenfang contact Electrician to determine estimate of reinstalling electrical to provide adequate lighting and outlets for signs, decorations, etc. They will report back to the Board. T.C. seconded, approved unanimously.

### 3. New Business

**A) Committee Composition:** Jenny said we need more participation. She asked Board members to get back to her with ideas.

**B) Audit Committee:** Martha Crowell, Jim Carroll

**C) Annual Meeting Review Comments: --**

Social Committee budget – it's just a budget.

Transfer Fee Discrepancy – Nancy explained timing differentials between Escrow closing and receiving transfer fee.

Two Trucks constantly parked in the driveway, which is in violation of our CC&R's.  
Martha will discuss with current tenant.  
Shrub causing visibility issue Deborah Whitecotton will investigate and report back.

**Reorganization of the Board:** Current President has medical issues which preclude her from serving. Don Wallenfang moved that Jenny Hensley assume the Presidency and the current president Delores Kropf move to Vice President. T.C. Carr seconded the motion, approved unanimously.

**Reorganization of the CC&R & Bylaws Review Committee:** Jenny Hensley, T.C. Carr and Nancy Steele met to discuss status of proposed review.

Next board meeting is set for 10:00 a.m., Tuesday, March 15, 2022.

Jenny adjourned the meeting at 3:45 p.m.

Signed: Nancy A. Steele, Secretary