

Wavecrest Board meeting minutes March 18, 2014

Meeting called to order by president Richard Felkins at 8:09 and he announced that notice had been posted on March 12th in accordance with the bylaws and emailed to owners.

Board members present: Richard Felkins president, Jon Givens vice president, Vern Albright treasurer, Malcolm Mackey Secretary, Michael Peters member, Rose Pecoraro member.

Owners present Jean Naughtrip, Chaya Friedman, Tom Witte, Donna Brown, Kurt and Rosie Milner, Connie Albright, Ken and Linda Bergstrom, Bruce Roessler, Keri Zacher, Dick and Sandy Leigh, Mike Nicholls, Don and Brita Hegge, Dan Reed, Annie Albritton, Georgie Olson, Suzanne O'Connell, John Scriver.

Vern moved to wave the reading of the previous meeting minutes and the special meeting of January 30, 2014. Motion seconded by Michael. Motion passed unanimously.

President, Treasurer, Secretary, and manager read their reports. Reports attached.

New Business:

Security cameras: After discussion, Jon moved to address security cameras at the June meeting and to ask the manager to research costs and possible locations. Rose seconded. Motion carried unanimously.

Service dog walking area: Jon made a motion to have the manager designate a dog walking/pooping area. Vern seconded. Following discussion, Jon made a new motion to authorize the manager to set aside a dog walking area on property. No second. Motion died.

Copy costs and laundry room key replacement: Jon made a motion to authorize the manager to set costs for copies and laundry room key replacement. Michael seconded. Motion passed unanimously.

Slippers in the hall: Lengthy discussion with no motion.

Violation process: Michael moved to give the manager the authority to bypass a step in the process if situation warrants. Jon seconded. After discussion the motion was amended to change the language in the house rules under rules violations to read "Behavioral violations require immediate correction and may result in an immediate fine." Motion carried. Malcolm agreed to look at the bylaws, house rules and rules for owners and occupants and consult with the manager to make them all say what we want them to say and to have a recommendation for any changes for the board at the June meeting.

Storage areas included in the president's report. No action taken.

Old business:

Solar update. Some information was presented in the treasurer's report. In addition MECO will not allow any more solar until the grid is upgraded. Also, NPC, who currently owns our solar, will not put in the additional amount already permitted because it is too small.

Sub-metering: Rose gave a lengthy report and answered questions from the audience. Rose moved and Michael seconded to submit a signed pre-approval application in order to sub-meter the project. Michael seconded. Motion passed unanimously.

Homeowners open forum: Mike Nichols, Annie Albritton, Georgie Olson, Linda Bergstrom, Bruce Roessler, Dan Reed, Suzanne O'Connell all addressed the board on a variety of subjects.

Vern moved to adjourn to executive session at 12:45. Jon seconded. Motion carried unanimously.

1:14 regular session reconvened. The secretary reported no action taken during executive session.

Vern moved and Jon seconded to adjourn the meeting. Motion carried unanimously.

Respectfully submitted

Malcolm Mackey secretary.