

Minutes of the Annual LAPOA Membership Meeting

July 6, 2024

The meeting was called to order with the Pledge of Allegiance by President Paul Cutting at 10:39 a.m.

We had a Quorum with 146 members in attendance at the start of the meeting.

All Board Members were in attendance.

Carolyn Wright shared her concerns about the July 1, 2023 Minutes.

Don Beers shared his concerns about employees being properly trained in OSHA regulations.

Motion by Ron Race, Sr. to accept the Minutes of the July 1, 2023 Annual Membership Meeting, Scott Bricknell seconded the motion. Motion passed, 85 -18.

Treasurer's Report: Treasurer Judy Race reviewed the Balance Sheet: the campground ended in the red, major repairs were needed – remainder of the Forestry and Gas Wells funds were moved into the Reserve Fund – New Truck purchase out of Reserve Fund – Campground Loan from the Reserve Fund end of year balance \$36,527 – Pickleball court, \$10,000 from gas well income was used for construction – Membership Dues, we have collected 83% of dues billed – Office Expenses will need to be increased due to monthly software fees – Dump Maintenance monitoring has resulted in a savings

Micky Beers suggested that campground fees be raised to cover the shortage in the campground budget.

Randi Burroughs asked for a clarification on the payroll figures.

Scott Bicknell suggested that the HOA fees be a monthly assessment versus yearly for better cash follow. He shared his concerns about the Association's vulnerability to a ransomware attack.

Motion by Ron Race, Jr. to accept the Treasurer's Report, seconded by Dave Johnson. Motion passed, unanimously.

Oral Reports of the Officers

Judy Race announced that this is her last year on the Board and as Treasurer.

Dana Stubli and Dan Burroughs thanked the many volunteers that worked on the pickleball court installation.

Tracey Johanson Duty explained the role of the Resolution Committee.

Katie Warner shared that Zoom attendance and participation at Board meetings is an option for those that cannot attend in person.

Comments and Concerns of the Members

Randi Burroughs, Teresa Drake, and Brian Milliken shared their concerns about the handling of the eviction of an annual camper that was violating Campground Rule #2 (using excessive vulgar language and being aggressive).

Chris Luzak shared his concern that we are losing money on the daily camping sites that could be used for annual campers.

Proposed Bylaw revisions (Board Approved)

ARTICLE 5, Section 4, paragraph c

After votes are counted, any Member eligible to vote pursuant to Section 1 of this Article may request a recount and the President of the Board will appoint two board members to conduct the recount, which will take place immediately. Notwithstanding, a Member may only request one recount for each matter voted on. In the event a Member exercises this power, they must immediately come forward to the microphone and request the recount; failure to do so will waive their right to request the recount.

Discussion:

Don Beers and Carolyn Wright shared their concerns about the Board's handling of a request for a recount after a close Bylaw change ratification vote at last year's meeting.

Motion by Ron Race Sr., seconded by Dan Burroughs to ratify the proposed Bylaw Change Article 5, Section 4, paragraph c – Voting Recount Procedure. Motion carried, 131 – 0.

Article X – Standing Committees and Chairpersons

Building Maintenance – Bylaw Addition

Motion by Judy Race, seconded by Tom Rozycki to make the recommended Bylaw changes. (Note: this was part of the May 6, 2023 Board Meeting) Motion passed, 13-1.

Motion by Ron Race, Sr. Seconded by Dan Burroughs to ratify the proposed Building Maintenance – Bylaw Addition – Article X – Standing Committees and Chairpersons. Motion passed, 131-0.

Article X – Standing Committees and Chairpersons

Personnel Chair – Bylaw Addition

Motion by Katie Warner, seconded by Cyn Huyghe to formally add Personnel Chair to the Bylaws under Article X – Standing Committees and Chairpersons and place this Bylaw change on the 2024 Annual Membership Meeting Agenda for a vote by the Membership. Motion passed, 14-0.

Motion by Ron Race, Sr. seconded by Dan Burroughs to ratify the proposed Bylaw Change Personnel Chair – Bylaw Addition – Article X – Standing Committees and Chairpersons. Motion passed, 129-2.

Carolyn Wright inquired about the qualifications of the Personnel Chair and Support have to oversee employees.

Article X – Standing Committees and Chairpersons

Resolution Chair – Recommendation/Vote/Bylaw Addition

Motion by Paul Cutting, seconded by Ron Race, Jr. to appoint Tracey Johansen-Duty to the position of Resolution Committee Chair (with the committee consisting of Dave Johnson and Katie Warner) and to formally add Resolution Chair to the Bylaws under Article X – Standing Committees and Chairpersons and place this bylaw change on the 2024 Annual Membership Meeting Agenda for a vote by the Membership. Motion passed, 14-0.

Motion by Cyn Huyghe, seconded by Katie Warner to ratify the Proposed Bylaw Change Resolution Chair – Bylaw Addition – Article X – Standing Committees and Chairpersons. Motion passed, 131-0

Proposed Bylaw Changes (Submitted by Member Randi Burroughs via petitions)

Petition #1:

There should not be more than one person from a family allowed to be on the board at any given time.

Discussion

Janet Mink explained that she wrote the petition and was open to modifying it if necessary.

Brian Milliken shared his concerns about the definition of a “family” and suggested that the proposal be sent to an attorney to review.

Vince Quinn expressed that he would like to see a better proposal that was clearly defined.

Motion by Cyn Huyghe, seconded by Randi Burroughs that there not be more than one person from a family allowed to be on the Board at any given time. Motion failed, 43-69 (required a 2/3 majority vote)

Petition #2

No board member should be an employee or contract employee while serving on the board.

Discussion

Carolyn Wright expressed her concern about the procedure for Bylaw changes.

Janet Mink asked if the petition wording needed to be more specific.

Walker Mink suggested that the petition wording be reviewed by the attorney through the Resolution Committee.

Leslie Burroughs shared her concern that Board Members should refrain from expressing their personal opinions as they could bias the vote.

Brian Milliken shared his concern about being careful around conflicts of interest.

Kailash Iyer suggested that the Bylaw change be voted on then refined.

Terry Behowl asked when the minutes of the Annual Meeting are available.

Motion by Katie Warner, supported by Tracey Duty that no board member should be an employee or contract employee while serving on the board. Motion failed, 44-73 (required a 2/3 majority vote)

Election of Board Members

Nominations from the floor:

Lori Lancaster

Dawna Cron

Dan Burroughs

Rachael Wheaton

Leslie Burroughs

The nominations were closed.

All candidates on the ballot and those nominated from the floor were asked to introduce themselves.

Paul Cutting called for a recess at 12:53 p.m. for the election.

Election Results: Dawnna Cron: 99; Lori Lancaster: 89; Dan Burroughs: 88; Katie Warner: 84; Tiffany Race: 81; Rachael Weaton: 68; Leslie Burroughs: 65; Phil Sandberg: 64; Philip Huyghe: 46.

Paul Cutting reconvened the meeting at 2:23 p.m. and announced the five winners of the election. For three-year terms: Dawnna Cron, Lori Lancaster, Dan Burroughs, and Katie Warner. For a one-year term: Tiffany Race.

At 2:25 p.m. Cyn Huyghe motioned to adjourn, seconded by Katie Warner. The motion carried without objection.

Minutes prepared by Cyn Huyghe
LAPOA Secretary

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