

LEGAL (cont.)

MONTHLY PAYMENTS: Corporation attorney has drafted a proposed resolution for an “Adoption of Uniform Protocol” for the Board to review back in May. A motion was made by Mike Litzenberger, seconded by Steve Besanceney and carried not to accept the drafted Uniform Protocol at this time until the changes by the Board have been modified and are reviewed for further approval by the Board.

A motion was made by Judy Thompson, seconded by Matthew Miller and carried reversing the 40 days uniform penalty protocol to 30 days, regular mail and certified return receipt requested.

BUILDING AND GROUNDS 4TH VIOLATION #1: A member sent in a letter regarding the violations with the yard. On July 8th the manager took pictures of the yard which are attached. Corporate policy stipulates that *“in the event there is a 4th violation, this leaves no alternative other than to assess an additional \$50 fine, terminate your contract, and institute eviction proceedings in which case all legal fees incurred will be charged to your account.”*

A motion was made by Judy Thompson, seconded by Donna Schautz and carried stating the Board has the right to follow the Uniform Penalty Rules which states: “In the event there is a 4th violation, there will be an additional \$50 fine and maintenance will correct the violation at the member’s expense. **Or, if the violation is such that only the member can cure it, this leaves no alternative other than to terminate the member’s contract and institute eviction proceedings**”. If maintenance is required to correct the issue, it will be two (2) men, plus use of equipment, plus time that will be charged to the member’s account.

RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

BUILDING AND GROUNDS 4TH VIOLATION #2: A member is also on the 4th violation with no answer regarding her letters. Corporate policy stipulates that *“in the event there is a 4th violation, this leaves no alternative other than to assess an additional \$50 fine, terminate your contract, and institute eviction proceedings in which case all legal fees incurred will be charged to your account.”*

A motion was made by Judy Thompson, seconded by Donna Schautz and carried stating the Board has the right to follow the Uniform Penalty Rules which states: “In the event there is a 4th violation, there will be an additional \$50 fine and maintenance will correct the violation at the member’s expense. **Or, if the violation is such that only the member can cure it, this leaves no alternative other than to terminate the member’s contract and institute eviction proceedings**”. If maintenance is required to correct the issue, it will be two (2) men, plus use of equipment, plus time that will be charged to the member’s account.

RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

DOG ATTACK: A member has obtained an attorney regarding the dog attack that occurred back in February. Corporation attorney is requesting to be advised if the Board is willing to entertain the member’s attorney’s request to engage with the Board to discuss an agreement where the dog can remain on the property while the member resides at their dwelling. The Board instructed the Manager to send a final letter to the member informing them that the Board stands by their initial decision and the member must remove the dog from the dwelling immediately. To date the dog has not been removed.

A motion was made by Judy Thompson, seconded by Jonathan Hassinger and carried to have the attorney respond that the issue will be dropped. The Board reiterated that if the dog remains in the unit, the member must install a fence with a 1” chain link slot in the yard, when the dog goes outside, it must be on a leash held by an adult at all times and a letter must be given holding the corporation harmless in case of another attack.

ATTORNEY FEES: An email from a member was sent to the corporation attorney regarding the balance on the account for legal fees. The attorney states that the courts recommend resolving the issue with the member without further intervention by the court. Attorney recommends they send a letter with the balance due and adding that the case will be dismissed upon receipt of the payment, but also noting that member is still responsible for any attorney fees incurred after July 7, 2020.

NEW BUSINESS

MEMBER SELECTION: A motion was made by Donna Schautz, seconded by Judy Thompson and carried to approve the following applications: Daughter applications 3-#1073 and 4-#1608 Non-Priority application 2-1/2-#3133 and 2-1/2-#3137 and transfers: #T-1359; who does not need to be interviewed.

A motion was made by Michael Litzenberger, seconded by Donna Schautz and carried cancelling the following applications for failure to update: 2-1/2-#3122 : #3123 : #3124 : #3125 : #3126 : #3127 : #3128 : #3129 : #3130 and #3131.

EMPLOYEE RAISES: Resolution requesting a wage increase of the recreation and cleaning personnel. Any and all Board actions involving items of a “sensitive” nature will be prepared by separate resolution and not included in the minutes available to the general membership. The separate Resolutions with the Board’s action will be inserted into the “Official” minute book for the record.

MEMBER TO MEMBER DISPUTE: Member requested Mediation. The mediator discussed each member’s dispute and tried to assist them in reaching a settlement. After three (3) hours, the requesting member walked out without accepting any resolution offered. Cost to the Corporation \$600 plus attorney fees.

PRIORITY: A member, who moved into town in 2008, would like to give a priority to the grandmother who lives with them. The member recently got married and needs the space. The member did not do all the meetings, has two recent memberships but no Orientation, or Township or School. The son, has a few administration charges on his account. A motion was made by Michael Litzenberger, seconded by Susan Alacchi and carried rejecting the request.

FENCE AGREEMENT: A member applied for a fence agreement for the front of the unit. It is white picket but it is semi-private. Should this type of fence be permitted being it is called semi-private? The Board tabled the request until the member brings in better dimensions and pictures.

ALTERATION AGREEMENT # 1: – WALKWAY, BIRDHOUSE, ETC: A member wants to add a walkway, large birdhouse and planters to the backyard which is on the County Road. The Board discussed this agreement and a motion was made by Matthew Miller, seconded by Susan Alacchi and carried accepting the birdhouse.

RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

ALTERATION AGREEMENT # 2: A member wants to install a stone pad and trailer in his yard. The problem is the trailer would have to be taken in and out of the open space between Seafoam and Wavecrest every time it is in use. The area behind the unit is an access road that the manager just completed with a drain, dirt and seed due to complaints from members on the flooding in that area. A motion was made by Michael Litzenberger, seconded by Matthew Miller and carried rejecting the application.

UNITED STEELWORKERS: Email regarding Grievance Report/Proposed Settlement Agreement has been submitted by Steve Green. A motion was made by Matthew Miller, seconded by Judy Thompson and carried to dismiss the grievance but continue documentation.

MAINTENANCE: The maintenance department answered a question raised regarding the fans, radio and air conditioner that is left on all night. Purpose is to keep shop cool at all times during summer months. Maintenance Supervisor is concerned about the intense heat costing more money to shut all apparatus down. Also states, items would melt in far back room from heat. A motion was made by Matthew Miller, seconded by Susan Alacchi and carried to leave one air conditioner on at night for cost efficiency.

VINYL STRIP DOOR KITS: Maintenance Supervisor, has requested to purchase vinyl door strips to be placed across the maintenance doorway leading into the garage. Armando would like to use them to try and keep the air conditioning and heat inside the maintenance shop. A motion was made by Matthew Miller, seconded by Susan Alacchi and carried to reject the use of vinyl strips and just keep the solid door closed.

RECREATION MOVIE NIGHT PROPOSAL: Summer Recreation counselors have submitted a proposal for an Outdoor Movie Night. The proposal includes three options for Board review and/or approval.

A motion was made by Donna Schautz, seconded by Judy Thompson and carried agreeing to the Outdoor Movie Night on July 31, 2020.

NOTICE OF DEFAULT: A member is living outside of town but has a contract for a unit, allowing the member's child to live there in their absence. The corporation's attorney sent Notice of Default and ordered to resume living in their unit. The Board received several complaints regarding the member not living in the unit. The member has sent two letters regarding the accusations and claims they certainly do live in the dwelling and is only at his other residence on weekends.

A motion was made by Matthew Miller, seconded by Mike Litzenberger and carried. The member will be sent an invitation to meet with the Board on August 11, 2020.

ATTORNEY FEES: The corporation fees have been billed by the attorney for services pertaining to a member's violations. A motion was made by Matthew Miller, seconded by Susan Alacchi and carried to apply the fees to the member's account.

Motion to adjourn was made by Michael Litzenberger, seconded by Matthew Miller and carried

Meeting adjourned 10.05 PM.

Michael Litzenberger, Secretary