

**SOUTH BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING**

March 19th, 2020

1:00 p.m.

DRAFT MINUTES

1. Call to Order, 1:02 PM
2. Determination of Quorum
7 of 7 directors present
3. Hearing on member complaint against neighbor.

Mr. Watson and Mr. Otness are present

Director Jurca summarized current status of complaint vis-a-vis the Oct. 14, 2019 Meeting

Mr. Otness summarized his account of the situation from the perspective of where we are now and what needs to be accomplished now.

* Escalonia hedge too tall; should be 36"

* 3rd rather than 2nd Arbor Vita was removed; 2nd's removal not providing removal of shade.

* The Leyland Cypress tree removal closest to street a good step, but topping of it is unsatisfactory

Mr. Watson responds

* Gardener was denied access to Otness side to get escalonia down to 36"; still plans to get it to 36" as soon as gardener is available

* Can take the AV down about 20% BUT not down to 36" as it would kill them

* Will look at the effect of trimming the diameters of the AV plants to let some light

* Welcome's a visit by a Board member to assess compliance.

Dir Jurca notes that the middle AV was to be removed as per the 10/14 agreement and has not been removed. Asks if Mr. Otness is agreeable to what has been done so far. Jurcal asks when the work proposed by Mr Watson can get the work done. States he cannot do it himself and is at the mercy of a gardener's schedule

Mr. Otness states that he rejects Mr. Watson offer to complete the work because he believes that Mr. Watson will not comply and asks that the Board act on non-compliance today.

Director Jurca asks which of 2 alternatives Mr. Otness would approve.

Mr. Otness states that he wants the 3rd AV removed as promised on 10/14/19.

Board members had no further questions.

4. Discussion regarding and Motion to Approve Flooring Expenditure

Discussion involved request for an additional \$2,200 expenditure. The flooring work will be paid out of Reserve funds. Starting of this project was at \$19,500, with a later addition of \$5,000.

The \$2,200 addition is for changing the hallway, copy room classroom, and card room areas to a more durable surface than carpeting. Whether or not this expenditure is wise in the current COVID-19 economic effects on Club revenue was discussed.

Motion to approve the expenditure.

MOVED: Dir. Jurca

SECONDED: VP Shadrick

CARRIED: 7 - 0

5. Motion to convene Executive Session to discuss possible violations of governing documents of the association and possible liability of an owner to the association.

MOVED: Dir. Jurca

SECONDED: Sec. Clark

CARRIED: Without objection

6. Resume Open session.

Motion that GM send a letter to Ms. Lewis as approved in Executive Session

MOVED: Dir. Jurca

SECONDED: Sec. Clark

CARRIED: Without objection

7. Motion to Adjourn, 2:00 p.m.

MOVED: Dir. Jurca

SECONDED: Dir. Shadrick

CARRIED: Without objection

Next SPECIAL SBCA Board Meeting: Monday, March 23, 2020

Next SBCA Board Meeting: Friday, April 10, 2020