

**SOUTH BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
March 01, 2021
10:30 a.m.**

MINUTES

1. Call to Order at 10:33 a.m.

2. Determination of Quorum

7 of 7 Directors present by remote video or phone conference.

DIRECTOR	PRESENT	ABSENT
Bruce Birch – Sec.	X	
Bart Clark – Pres.	X	
Dick Grieves	X	
Dave Jurca	X	
Chris Spagle – Treas.	X	
Tom Sprandel – VP	X	
Bill Wight	X	

3. Approval of Agenda

Moved: Dir. Jurca

Second: VP Sprandel

Carried Unanimously

4. Approval of Meeting Minutes from Feb 15 2021

Moved: Dir. Jurca

Second: VP Sprandel

Carried w/o Objection

5. President’s Welcome and Comments

President Clark noted that the focus of this meeting is to conduct a hearing on a member’s complaint in the LPV3 Village and to consider certain matters in a closed Executive Session.

6. Hearing on Member’s Complaint

The complaint alleged two violations of the governing documents for alterations to the exterior of a home and storage of goods on the lot. The Board heard from both parties and several neighbors regarding the alleged violations. The Board’s deliberation was set to occur in Executive Session.

Motion: Move to enter closed Executive Session to consider personnel matters, communications with legal counsel, and possible violations of SBCA’s governing documents.

Motion: Dir. Jurca

Second: Treas. Spagle

Carried without objection

7. **Executive Session convened at 11:46 a.m. Director Birch recused himself from, and did not participate in, the discussion in Executive Session about the alleged violations of the governing documents.**

8. **Resume Open Session**

Motion: Move to ratify approval of motion in Executive Session authorizing the SBCA GM to send a letter to Regence Blue Shield for renewal of health insurance coverage, as recommended by the HR Committee.

Motion: Dir. Jurca

Second: Treas. Spagle

Carried without objection

9. **The parties to the complaint about alleged violations of the governing documents were invited to and did rejoin the Open Session. The following motion was made regarding Complaint #2021-001:**

Motion: Dir. Jurca

That the Board take no enforcement action at this time regarding the alleged violations, but the Board encourages the parties to try to agree on a mutually satisfactory resolution of the dispute and report back to the Board within 60 days on whether they have reached agreement on a mutually satisfactory resolution.

Second: VP Sprandel

Carried without objection with Sec. Birch abstaining.

10. **Adjourn**

Motion: Move to adjourn.

Motion: Treas. Spagle

Second: VP Sprandel

Carried without objection

Meeting was adjourned at 1:15 p.m.

Next SBCA Board Meeting: Monday March 15, 2021, 2021 at 10:30 a.m.

Via remote access at <https://www.freeconferencecall.com/wall/bayclubgm> (preferred)

or by calling the dial-in number: (339) 209-6193

Submitted by Bruce Birch, Board Secretary