

**SOUTH BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
May 19, 2021
3:00 p.m.**

MINUTES

1. Call to Order at 3:04 p.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. President's Welcome and Comments

President Clark expressed his wish for a productive meeting.

6. Hearing on Member's Complaint

This hearing was a re-opening of the March 1, 2021 hearing regarding Complaint 2021-01 which alleged two violations of the governing documents for alterations to the exterior of a home and storage of goods on the lot in plain sight of common areas and neighboring properties. Subsequent to the Complaint, there is a new alleged violation for installation of a lattice structure without ARC approval. The Board heard from both parties regarding the Complaint and the installation of a trellis by the Grauberger's without SBCA-ARC approval. The Board's deliberation was set to occur in Executive Session.

Motion: Move to enter closed Executive Session to consider possible violations of SBCA's governing documents.

Motion: Dir. Jurca

Second: Dir. Grieves

Carried without objection

7. Executive Session convened at 4:06 p.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

The SBCA Board, except for director Birch who recused himself from participating in making any decision on this matter, approved the following motion following the hearing this afternoon, by a vote of 5 to 0, with one abstention:

The parties to the complaint about the 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

Move to ratify approval of motion in Executive Session stating that subject to approval by the SBCA ARC for the Grauberger installation of the lattice screen, the SBCA Board deems all matters of complaint are resolved, and no further action is required.

Second: VP Sprandel

Carried- 5-0-1, with Pres. Clark abstaining, and Sec. Birch having recusing

9. Discuss Reopening Plan

The Board discussed the reopening plan and details for the proposed mask policy, volunteer vaccination. GM Torres was asked to draft the policy as discussed and forward to the Board for consideration.

Comment: Pres. Clark commented that he is concerned that with the variant Covid-19 strains taking hold throughout the world, we may be in a situation later in the year where we will have revisit or plan a policy for reopening.

10. Adjourn

Motion: Move to adjourn.

Motion: Dir. Jurca

Second: VP Sprandel

Carried without objection

Meeting was adjourned at 5:26 p.m.

Next SBCA Board Meeting: Thursday June 3, 2021, 2021 at 9:30 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

Drafted: 5/27/2021

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