

**SOUTH BAY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday July 8, 2021
9:30 a.m.**

MINUTES

1. Call to Order at 9:31 a.m.

2. Determination of Quorum

5 of 6 Directors present by remote video or phone conference.

DIRECTOR	PRESENT	ABSENT
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: VP Sprandel, **Second:** Treas. Spagle, **Carried Unanimously**

4. Approval of Minutes

a. 06-24-2021 Board Meeting: **Moved: Carried Unanimously**

b. 07-02-2021 Board Meeting: **Moved: Carried Unanimously**

5. Members' Question and Answer Session with Upcoming Board Election Candidates

The Board candidates were acknowledged and welcomed by Pres. Clark, and then Pres. Clark opened the floor to questions from SBCA members.

- A question was asked of the candidate that referenced an intention to work with the LMC to strengthen a collaborative relationship that could benefit both of the HOAs' memberships. Candidate Skinner responded and the rest of candidates also commented on idea of the two HOA Clubs working together.
- The candidates were then asked to introduce themselves and review their reasons for pursuing this opportunity to serve on the SBCA Board. Each candidate responded.
- Candidates were asked about their views on future Bay Club enhancements as a means to grow the Associate membership population. Each candidate responded.
- Treasurer Spagle asked the candidates to express their service preferences for each of the SBCA Committees if elected. Each candidate responded.
- Pres. Clark asked candidates for views on reopening the Club, specifically their position on allowing unvaccinated children in the pool, and with relaxing restrictions to Bay Club use policy associated with other Covid related concerns. Each candidate responded.

- President Clark then concluded the Q& A period, with no more questions from members and thanked the candidates for their time.

6. President's Welcome and Comments

President Clark had no additional comments and proceeded to the GM report.

7. General Manager Report

The Bay Club General Manager reported status on the following items: changing conditions associated with reopening the Bay Club, tennis courts and updated status on staffing levels. GM spoke to completion of the HVAC-lighting project, Annual Meeting planning, quarterly assessment status, financial matters, and upcoming Bay Club reserve projects.

8. Treasurer Report

Christine Spagle provided a summary report on year-end financial performance, Reserve Expenditures, and bank account balances. HOA (as updated by the Treasurer report) YE financials will be posted to the SBCA website later this month.

9. Board Communications

- Recent and pending eBlasts: VP Sprandel acknowledged messages to Members regarding the re-opening plans for the Bay Club, Annual Meeting of Members and Jeff. County Burn Ban.
- Upcoming Communications as Annual Meeting Approaches – VP Sprandel suggested ongoing communications with Members to focus on the importance of a YES vote on Ballot Item 4, the proposal to amend the Master Declaration.

10. Committee Reports

- Activities & Amenities – no activity/report
- Architectural Review (ARC)
 - Bill Dennis (ARC Chair) was absent; Dir. Jurca read a summary report prepared by Bill Dennis, highlighting the SBCA ARC Committee's meeting items of review on 6/18/2021.
- Communications
 - Vice-President Sprandel reported on the Communications Committee's meeting discussion points that included the SBCA Member Annual Meeting, the new SBCA website, the proposed amendment to the Master Declaration, and re-opening of the Bay Club.
- Facilities
 - VP Sprandel reported for Dir. Grieves (absent). on Facilities Meeting discussion items.

- a. VP Sprandel stated that the majority of items discussed in the Facilities Meeting were already covered in the General manager's report.

e. Finance

- i. Treasurer Spagle reported on the Finance Committee's meeting discussion points, including resignations of Finance Committee members Dan Quail and Bill Dennis, year-end operations financial performance, Balance Sheet items, year-end surplus income, funds transfers to the reserve accounts, and new bank accounts to keep SBCA funds within limits of FDIC protections.
 1. A motion was made to approve a bid for blackberry bramble mitigation at the SBCA tennis courts. **Motion:** The General Manager is approved to proceed with the work to remove Blackberry Brambles at the SBCA Tennis Courts through Northwest Landscape Services at an amount not to exceed \$2575 plus tax. **Moved: Carried Unanimously.**

f. Health & Fitness

- i. Dean Rosenthal reported on the H&F committee meeting held on July 5th. A number of items were reviewed, and at the conclusion of the report Rosenthal asked the Board for the following approvals:
 1. To implement an ongoing requirement for reservations for Lap Swim. **Motion:** The General Manager shall implement a reservation system to manage capacity (to 3 people) during periods of pool use devoted to Lap Swim (only). **Carried Unanimously.**
 2. **Motion:** Open Swim period shall be modified and differentiated into the following two periods; Open Swim Limited (only for fully vaccinated individuals) and Open Swim Unrestricted (for all vaccinated and/or unvaccinated individuals). **Carried, 4/1** (Pres. Clark, opposed).
 3. **Motion:** To install a mirror on the wall of the stretching area; expense not to exceed \$500. **Carried Unanimously.**
 4. To have the SBCA Board finalize an agreement with Dr. Michael Haberpointner as SBCA Fitness Consultant. **Tabled.**
 5. **Motion:** To approve John Sweet, Maureen Black, and David Nugent as Health and Fitness Committee members. **Carried Unanimously.**
 6. **Motion:** To have windows placed in existing doors that separate the pool, locker room, and aerobic fitness area from the main body of the Bay Club. This will allow better control of climate, save energy and money, allow for continued safety. Work to be done "in-house" to allow negligible cost. **Carried Unanimously.**

g. Human Relations – no activity/report

11.

Business

Old

- a. Reopening the Bay Club – extensive discussion on Mask Policy.
 - i. **Motion:** Alter the SBCA mask policy to the following: All persons except children less than five years old (including SBCA members,

guests, and others) while inside the Bay Club building must wear a mask over the nose and mouth unless fully vaccinated against COVID, or while eating or drinking, or while in the water in the pool during periods when pool use by unvaccinated persons is allowed .

Carried, 4/1 (Pres. Clark, opposed).

ii. **Motion:** Approve the Bay Club rules as amended by the General Manager and Dir. Jurca regarding masks, firearms, fireworks, SBCA tennis court access and enforcement. **Carried, 4/1** (Pres. Clark, opposed).

iii. **Motion:** Adopt new penalty that will apply violations of the SBCA mask rule as follows: 1st offense \$500 fine, 2nd offense \$1000 fine and loss of Bay Club use privileges for 6 months. **Carried, 4/1** (Dir. Wight, opposed).

b. Facility use policies for groups.

i. Approve the SBCA Facility Use Policy B.1 as amended by the General Manager. **Carried Unanimously.**

12. New Business

a. **Motion:** General Manager and Pres. Clark shall draft an informational email message to be sent to members to support broader understanding of the importance of approving the Ballot Item 4 proposal to amend the SBCA Master Declaration and provide clarification and emphasis on the approval requirement (75% of all members, not quorum). **Carried Unanimously.**

b. **Motion:** Adopt the (new) SBCA policy as proposed by Dir. Jurca regarding Requests from Members or Groups to Borrow Items. **Carried, 4/1** (Treas. Spagle, opposed).

13. Member Comments

a. A member asked the Board on their reasoning for recommending a YES vote on Ballot Item 3, to waive the audit. Treas. Spagle responded to the member.

14. **Motion:** Convene Executive Session to consult with legal counsel. **Carried Unanimously.** The Board took a short recess, to allow SBCA members to leave the meeting (call).

15. **Resume Open Session** - no actions or motions made.

16. Adjourn

Motion: Move to adjourn.

Motion: Pres. Clark

Second: Treas. Spagle

Carried without objection

Meeting was adjourned at 1:18 p.m.

Next SBCA Board Meeting: Thursday August 12, 2021, 2021 at 9:30 a.m.

Submitted by Mark Torres, SBCA General Manager

Drafted: 7/9/2021

Revised-1: Dir. Jurca, 7/9/2021

Revised-2: Treas. Spagle, 7/9/2021