

WORK SESSION – 03-11-2019

ATTENDANCE: Katie T. / Todd E. / Wayne W. / Ronald C. / Dennis J. present at office
Billie Jean S. present via Skype and Attorney Tom Lacina present via phone.
Jay H. not present

MEETING TIME: 6:30PM

AGENDA:

1. To approve special meeting resolution, notice and ballot as sent to board members from Tom Lacina. Per our by-laws, as president, Wayne can call his own special meeting for any purpose he deems without Board approval. As President, Wayne called his own special meeting for the removal of Katie Tomlinson from the Board of Directors to be voted on at the Special Meeting on March 30, 2019. Wayne stated he had decided not to include Dennis Jones, Todd Eiler and Ron Crooks on the ballot.

Katie made motion to not accept this current version of the resolution and revert instead to the original petition requested by the community.

Todd seconded the motion.

Discussion held: Much questioning of the “intent” of the petition—whether the three board members should be listed individually or as a group, with Katie listed individually.

Wayne again stated his understanding from Tom Lacina is that “I am allowed to do this” (putting Katie on the ballot) and only the president can call for a special meeting. The By-laws state the president can set a meeting to vote a board member off, therefore Wayne can include Katie on the ballot.

Much discussion regarding the listing of the three directors as a “unit” or individually with Katie standing on her own on the ballot.

Wayne made motion to accept the fundamental aspect of the ballot as drafted (all board members listed individually). Due to perceived mistrust, the ballots will be sent to the attorney’s office. Wayne stated he feels the community has been misinformed—and he doesn’t believe the ballots should be counted by the nominating committee because they probably signed the petition.

BJ seconded the motion.

N	Ron Crooks	N	Dennis Jones
N	Todd Eilers	Y	Bille Jean Snyder
	Jay Hoskey	Y	Wayne Worthington

Ballot not accepted as presented.

2. Todd made motion to remove Wayne as president and to reinstate Katie as president. As the initial removal of Katie as president was an interim change due to a HR issue and because the HR issue is done—Katie should be reinstated as president.

Katie seconded motion.

Dennis believes we should wait until all board members are present.

Ron believes we need to address the current issues and move forward.

Wayne believes the petition has failed the “duck test”. He stated he spoke with Jamie after the meeting who stated “you are not a part of this. You are doing a good job. You have nothing to do with this so Jamie doesn’t know either. Wayne further stated Jamie kept patting me on the back and said we just has to do it. Wayne doesn’t understand why he was included on the ballot and there were no reasons presented at the board meeting Thursday night.

Katie stated--it is my understanding the board members with tenure were selected as under your leadership, 2 board members quit attending, 2 long standing employees resigned, 1 part-time employee resigned (At this point Wayne interjected Amy resigned due to me).

Dennis stated we are giving in too much to the community. Let's just get through March 30th first.

Votes for Katie as president 1st round. BJ abstained and Dennis and Wayne were thinking.

Y	Ron Crooks		Dennis Jones <i>thinking</i>
Y	Todd Eiler	A	Bille Jean Snyder
	Jay Hoskey		Wayne Worthington <i>thinking</i>
Y	Katie Tomlinson		

Votes for Katie as president 2nd round. BJ and Dennis abstained

Y	Ron Crooks	A	Dennis Jones
Y	Todd Eiler	A	Bille Jean Snyder
	Jay Hoskey	Y	Wayne Worthington
Y	Katie Tomlinson		

Katie voted in as president.

Dennis requested Katie stay out of the office until at least Saturday but Monday would be better. Katie agreed to stay out of the office until Saturday March 16, 2019.

As the president can't hold any other office, Katie resigned as treasurer. Wayne declined the nomination. At this time, the actual "treasurer position" will remain vacant.

Katie requested of Tom Lacina—as president do I have to follow through with Wayne's actions when he was president. Tom stated no.

Katie stated, as president I cancel Wayne Worthington's special meeting to include Katie Tomlinson on the ballot for removal from the board. There will be one special meeting scheduled for Saturday, March 30, 2019 at 10:00 am at the Community Center for the sole purpose of removing all three board members listed on the community petition.

Todd moved to place all three names on the ballot as one unit. Katie seconded. Voice vote all yes. Motion passes.

Ballots will be mailed to each individual voting member—no ballots will be given out at the office. The only way to return ballots is via mail to Tom Lacina's office or to turn them in the day of the meeting. BJ and Wayne want a self-addressed stamped envelope included in the mailing.

Tom Lacina will draft the new resolution, ballot and notice. Tom will send to Katie for initial approval based on tonight's discussion and then Tom will send out in an email to all board members to agree to for stipulated minutes.

Logistics—all ballots returned by US mail will be sent to Tom's address. Tom and his staff will open the ballots, verify eligibility to vote and tally those votes. All votes need to be returned by 5:00 pm March 29, 2019 to be counted. Tom will hand deliver the tabulated ballots to Ron, Dennis and Todd Saturday morning, in order to maintain the chain of custody. Kim Pendarvis, Nominating Committee Chairperson will supervise the tabulations of ballots received the day of the meeting. If someone failed to return their ballot in the mail, they would be eligible to vote the day of the election by signing an affidavit that they had not previously voted in this election. Tom to delete the word "secret" in the notice and reference them only as ballot.

3. Todd brought up the road issue that was tabled from the meeting on March 7th. This issue was tabled as the board was not sure of the materials quoted by Manatt's. Todd stated he spoke with Jeremy at Manatt's who stated they do not recommend using pea gravel on any road as it is not good on hills—if not securely pressed into the oil it will be very slippery as it is a polished stone. Manatt's will not be responsible for any accidents if we use

pea gravel. Concern is the slickness of the road for all vehicles and this is a safety issue. If pea gravel is used, add 30% to the current quote (about \$34,000.00 more).

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Todd made motion to go with Manatt's as quoted using limestone chip and seal.
Wayne seconded. Motion passed by unanimous voice vote.

4. Ice cream truck—just need to get liability insurance from them.
5. Dennis reported the lock at the community center is broken. Tri State Lock, Marshalltown will be here tomorrow to replace the door lock with a commercial grade handicapped door knob and lock. The maintenance office door knob will also be replaced by a handicapped commercial grade lock and handle.
6. At this time, Eric officially resigned via Facebook. His last day will be Friday March 15th. Cody Brown will remain as a sub-contractor and on-call when needed. Andy remains as part-time maintenance employee.

Meeting adjourned approximately 8:15 p.m.

Minutes submitted and attested to by:

Katie Tomlinson, President