

FLORENCE GARDENS MOBILE HOME ASSOCIATION
OPEN BOARD MEETING MINUTES

November 9, 2011

Amended Director Comments, by Architectural and BOC Director Lee Olsen

Vice President Chuck Greco led the *Pledge of Allegiance*.

1. **Call to Order:** Vice President Chuck Greco called the meeting to order at 10:00 a.m. Vice President Chuck Greco stated that there is a quorum. Board members present were Vice President Chuck Greco, Treasurer Loretta Shannon, Secretary Bonna Strange, Building Operations Director Lee Olsen, Maintenance Director JR Bressler, and Public Relations Director Dick Merschdorf. There were 67 members present.
2. **Motion to Adopt Agenda:** Bonna Strange made a **Motion** to adopt the Agenda. Dick Merschdorf made a **Motion** to Amend the Agenda to add, in New Business, to approve the rental of the Annex by a party here in the park on Sunday, November 13, 2011. JR Bressler seconded the **Motion**. There was no discussion by the Board. The vote was unanimous and the **Motion** carried.
3. **Motion to Adopt Minutes from October 26, 2011:** Bonna Strange made a **Motion** to adopt the Minutes from the October 26, 2011 Open Board meeting. Dick Merschdorf seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.

OLD BUSINESS:

(None)

NEW BUSINESS:

1. **Approval of changes to Rules and Regulations:** Bonna Strange referred to the *New Proposed Rules & Regulations Changes, dated November 2, 2011*. Bonna explained the process to address her Motions for approval of the Proposed Changes to the Rules and Regulations. Bonna Strange made a **Motion** that the Board adopt Sections C and D of the *New Proposed Rules and Regulations Changes, dated November 2, 2011*, with the exception of Rule 20.10 that reads, "Pets, food and beverages... ." This rule change will be dealt with in a subsequent motion. Loretta Shannon seconded the **Motion**. Bonna stated that Sections C and D were finalized last spring after the Open Workshop in March. She itemized the changes made to Sections C & D since last spring. There was no discussion by the Board. In discussion by the members, Tom Payne asked about Rule #20.7: "No shorts or cut-offs allowed in the pool". Does the word "pool" mean "in the water" or "in the pool area"? Bonna answered that in the section about the pool, they have used the word "pool" meaning water and the words "pool area" meaning the entire area. There was no further discussion. The vote was unanimous and the **Motion** carried.

Bonna Strange made a **Motion** that Rule #20.10 in Section D of the *New Proposed Rules and Regulations Changes, dated November 2, 2011* be adopted with two changes: In line 1, delete the word "beverages," and add a second sentence at the end which shall read, "Beverages in

non-glass containers shall be confined to the common seating area.” The Documents Committee could not find any reason why beverages should not be allowed in the pool area. Loretta Shannon seconded the **Motion**. Loretta asked for an amendment to the **Motion** for line 1 to read, “Pets *and* food are not allowed in the pool area.” There was no further discussion by the Board. In discussion by the members: Elaine Cahill asked who will monitor the rule. Dennis Parsons asked to replace the word “non-glass” with “unbreakable.” Bonnie Peterson asked for an exception for bottled water as a beverage. Bonna Strange clarified that this rule is being changed to allow beverages. Phil Winn asked if we are now going to allow alcoholic beverages in the pool area. Chuck Greco said that it is posted in the pool area, “No alcohol allowed in the pool area.” Loretta Shannon made a **Motion** to amend the Motion to read, “Non-alcoholic beverages, in non-glass containers, shall be confined to the common seating area.” Bonna Strange accepted the amendment to the Motion. Phil Winn asked for an exception to “pets”, to allow service animals in the pool area, as they are allowed in the clubhouse. Dick Merschdorf asked that this be sent back to the Documents Committee for further review. Loretta Shannon made a **Motion** to amend the Motion to include “Pets, with the exception of service animals” in the Motion. Lee Olsen seconded the Motion to amend. Loretta asked to get Rule 20.10 written out with all the amendments and voted on. Bonna Strange read the **Motion**, as amended, that Rule #20.10 in Section D of the *New Proposed Rules and Regulations Changes, dated November 2, 2011*, be adopted as follows: ‘Pets, excluding service animals, and food are not allowed in the pool area. Non-alcoholic beverages, in non-glass container, shall be confined to the common seating area.’ Loretta Shannon seconded the **Motion**. There was no further discussion. The vote was unanimous and the **Motion** carried.

Bonna Strange then made a **Motion** that the Board adopts Sections A and B of the *New Proposed Rules and Regulations Changes, dated November 2, 2011*. Loretta Shannon seconded the **Motion**. Bonna explained that these are mostly new changes, since the spring write-up, made by the Architectural Committee. Bonna asked Lee Olsen to address the questions. Discussion followed. Phil Winn referred to Rule #2.14. “Patios not required” is in opposition with the CC&R’s 3E. Lee Olsen said that Phil is correct. Dick Merschdorf stated errors with State Code and subsequently Town Building Code in Rules 4.2 and 2.8. Chuck Greco said that these changes need to be gone over more thoroughly to follow Town Code. Phil Winn asked about the new elevation in Rule 2.5. Lee Olsen said that it is in a new H.U.D. requirement. Phil suggested that the H.U.D. requirement be quoted. Dick Merschdorf asked that the minimum carport dimensions in Rule 2.13 not be designated as length and width. Howard Vollmer suggested that we state, Town, County, State and Federal regulations, to cover them all. The vote was two “Yes” (Loretta Shannon and JR Bressler) and three “No” (Bonna Strange, Dick Merschdorf and Lee Olsen). The **Motion** failed. Bonna Strange said that Sections A & B will be reviewed and brought up again.

- 2. Appointment of Seventh Member to the Board:** Chuck Greco said that there is one gentleman who has volunteered to be appointed as a Board member. He asked for any other volunteers to fill the Board vacancy for three months. There were no other volunteers. Chuck introduced Keith Norman. JR Bressler made a **Motion** that they accept Keith Norman to the Board. Dick Merschdorf seconded the **Motion**. Keith Norman gave a brief statement about his qualifications and experiences. The vote was unanimous and the **Motion** carried. Keith Norman took a seat on the Board.

- 3. Approve rental of the Annex Hall:** Dick Merschdorf made a **Motion** to approve renting the Annex on Sunday, November 13th to the Coolidge Lutheran Church group. Loretta Shannon seconded the **Motion**. In discussion, Chuck Greco stated that he already has their check for the rental and the clean-up fee. The vote was unanimous and the **Motion** carried.

DIRECTORS' REPORTS:

Vice President Chuck Greco asked for donations of pies for the Thanksgiving Dinner on Wednesday, November 23rd. Chuck mentioned a letter from Pete Rios of the Board of Supervisors inviting our veterans to a free dinner. He mentioned another free dinner on Veterans Day at the Texas Roadhouse. Chuck talked about a scam letter offering to insure water lines. Chuck asked members to sign up to volunteer in the kitchen for Wednesday Night Dinners.

Secretary Bonna Strange reported that the Documents committee will continue to work on the proposed changes to the Rules and Regulations. She reported that there was a 9 iron golf club in the Lost and Found since last December. She talked about another scam asking for confirmation of credit card information.

Treasurer Loretta Shannon stated that the Financial Report will be given at the next Open Board meeting. She reported that the Budget is in good shape.

Architectural and BOC Director Lee Olsen reported that the BOC will have a meeting soon. He stated that the Architectural Committee met with the Documents Committee. They still have some refining to do when they get information from the town and then set up another meeting. The Architectural Committee issued one additional awning permit. They have four ongoing projects from previous permits. They have one permit in rejection procedure. ~~This is due to the town requirement for a permit for roof replacement or addition of a metal roof.~~ *A permit is required by the Town of Florence for a shingle roof if you remove the shingles and replace them, and/or if you put a metal roof on.*

Maintenance Director JR Bressler mentioned the sealing of the parking lots. He said that Maintenance personnel will work with activity groups in the Annex on furniture moving and temperature.

Public Relations Director Dick Merschdorf stated that we now have a Compliance Committee of two, and requested more volunteers to contact Linda Parviainen, the chairperson. He said that when the new security cameras are installed in the Annex, the door can be left unlocked, the same as the clubhouse doors.

Chuck Greco, filling in on the President's duties, said that he received four pages of complaints that were not signed, so he doesn't know who submitted it.

MEMBER COMMENTS:

Phil Winn, 3712 N. Illinois, asked Chuck Greco to give an update on the lawsuit. Phil understands that it will go to trial in February. He said that the plaintiffs are now asking for arbitration, and the attorneys have agreed. He thinks the association should know that if it does go to arbitration, neither side can recover costs. The plaintiffs now owe us approximately \$60,000. Additionally, he asked JR Bressler about the need to replace the faded sign at the entrance that says that we are a senior park, 55 years and older. We could receive a complaint because the HOPA law specifically requires that we have a sign that tells everybody that we are an age-restricted park, and our sign is almost unreadable. That is the only sign in the park as such.

Regarding the lawsuit, Chuck Greco stated that, on our website is FGMHA's answer to the Plaintiffs' complaints. This is available for members to read, as approved by our attorney. The lawsuit won't go to trial until February or March. Chuck thanked Lee Rhodes for putting the 23-page document on our website.

Bonnie Petersen, 3708 N. Michigan, talked about an on-going problem of weeds on a neighbor's lot. The city said that they cannot destroy any natural habitat. She has written four complaints to Florence Gardens and nothing has been corrected. Dick Merschdorf said that he has not seen any written complaints, but he will check on it.

Bev Oveson, 3927 Coconino, reported on the progress of the Gate Enhancement Committee. \$3,048.71 has been donated to the Gate Enhancement project. They have some more metal art to be installed, including copper-colored cactus, moon and coyote, on each side of the entrance. The center window covers are also copper-colored metal. When all the committee members get back, they will decide what to do with some of the donated money. They want to put in more plants and colored rock. They want to get some new light fixtures to blend with the new theme.

Dick Merschdorf made a **Motion** to adjourn to Closed Session. Lee Olsen seconded the **Motion**. The vote was unanimous and the **Motion** carried. The Open Board meeting was adjourned at 11:10 am.

Submitted by
June Lewis, Recording Secretary