

GOVERNANCE COMMITTEE MINUTES

JAN. 6, 2010

The Governance Committee meeting was called to order at 9:00AM Jan. 6, 2010 in Suite #1.

Roll call showed Dwight Graham and Bob Venekamp were absent but Larry Macon, Pat Marvin, and Mayme Maisano and Chairperson, Judy Pillsbury were present. Also present were Liaison, Jon Shroyer and Assistant Manager, Ali Miller. Guests were Diane Mienk, Don Jennings, Corine Salter, Don White and Mary Bowman.

The minutes of the Dec.2, 2009 were approved at written.

0-01 Judy read the Resolution concerning the process of addendums to the governing documents which will be presented for approval to the Board at their Jan. meeting. After some punctuation was corrected a motion was passed to present this Resolution to the Board for approval. The addendum process for each document will be started following the next revision of the documents.

0-02 The revised RV lease, reminder letter which goes to the leasees, the proposed change to the Policy Manual which covers the Parking and Storage Area and the Resolution which will allow the change to the Policy Manual were read by Judy. Discussion was held. The reason for doing this is to simplify the renewal process. Jon will rewrite the Resolution and a motion was passed to send all of the above to the Board for approval at their January Board meeting.

0-03 Judy explained that the Board has approved the changes to Rules for the Common Areas, , Sections 11 and 12. The proposed changes which member, Bob Venekamp worked on, are awaiting more changes to be added concerning the Photo ID process and the Member/Owner, information (0-06 below).

0-04 Mayme Maisano worked on the addendum sheet for the A and B Manual and these were presented to the committee. These two items have already been approved by the Board so are ready for the next revision of that document.

0-05 Judy read the proposed policy concerning Members/Owners, non-member Residents, Renters and Guests that Larry Macon and Dwight Graham presented at the last meeting. This was given to the Board Jan. 4, 2010 for discussion. The Board gave tacit approval and asked the Governance Comm. to make final corrections and send it to the lawyer for her approval. A motion was passed to refer this to our TEPOA lawyer. Ali Miller read the FHOIF Form and the Rental Information Form. She was asked to add a sentence to the latter form saying something like "As a Member/Owner of above said property, I relinquish the rights for this property to the use of the Common Areas". She will also have a place to initial a YES or No. When Carolyn responds to the document there will be changes necessary to the Bylaws, Rules for the Common Areas and Policy Manual.

Pat Marvin worked on the Code of Ethics which will require a change to the Bylaws at the next revision. If passed it will also be a change to the Board Nominee form. Pat was told of several other possible changes to the Bylaws and she will begin work on them. One thing that needs discussion by the Board concerns the type of elections which will be held in the future. There was much better

response from the Mail-In Only type of election that usual. Judy will ask that this be a item for Board discussion at the Feb. agenda meeting. Judy reminded the committee that changes to the Bylaws require two readings, be posted on the web site and published in then Association Report.

0-07 Jon Shroyer worked on an Errata page for the CC&Rs. This concerns two items in that document which are superceded by superior documents. A motion was passed to sent this to the Board for approval and inclusion as an addendum to the CC&Rs.

Some discussion was held concerning when a Resolution is necessary and when a motion would be sufficient. This will be held over for the next meeting.

A motion to adjorn was passed at 10:30am. The next meeting will be February 3, 2010.

Respectfully submitted, Judy Pillsbury, Chairperson