

## CPRMC BOARD MEETING MINUTES

May 16, 2015

### **Present:**

President - Teri King

Vice President - Vern McMillin

Treasurer - John Green

Secretary - Beth Pfeifer

Filing 1 - Ashleigh Flodin, Alternate

Filing 2 - Bill McKenna

Filing 3 - absent

Filing 4 - K.C. McMillin

Filing 5 - Pete Rowan

Filing 6 - absent

Filing 7 - absent

Guest: Shirley McKenna

**Treasurer's Report:** John again reviewed his treasurer's report. Total funds available at the end of 2014 was \$24,197.51. He reviewed the expenditures for last year which included Administration, Insurance and Legal fees.

For 2015 we received a reimbursement of \$8,812.83 from the County for emergency flood repair. Half of that went to Cedar Springs.

John pointed out that we receive a \$25 transfer fee for when a property sells. A lot of sales are made privately and we don't receive this amount. Is it worth pursuing? Teri moved that we suspend this transfer fee. Vern second. All in favor.

Budgeted amounts: Administration - largest amount is for stipends. Should we suspend them?

Insurance - we will keep insurance for this year.

Legal - for collections and unexpected issues.

John pointed out that he received notice from the state that our savings account is dormant and funds were going to go to the state unless we do something. So he transferred some funds to show activity.

Beth moved that we approve the treasurer report, Vern second. All in favor.

### **Old Business**

PID funds request - Last year PID had asked us for funds to help with the access road and we had declined that request as we did not agree with their plan. We will give the PID recommendations from our filing directors. There was some confusion as to how present our recommendations. Whether the directors present directly to a PID board member or our board collate the recommendations and present as a unit. It was pointed out that our board is to act as an advisory body. We will hold off on donating any of our funds until we see what they do. We are going to give our recommendations and see what is done with the PID funds. What can we as a

board do? There are some areas that really need some attention. There will be a PID Board meeting on Monday, May 18 and then a PID community meeting on Saturday, May 23. What if the PID fails? At what point do we take action? One thought was to take a survey to see what the public thinks.

A point was brought up that our money should have gone back to the property owners. This is incorrect.

Note: I have since looked up our Dissolution Clause as stated under the Restated Articles of Incorporation of Cedar Park Road Maintenance Corporation dated July 17, 1993. Paragraph seven reads: Dissolution Clause. Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all the liabilities of the Corporation, dispose of all the assets of the Corporation exclusively for the purpose of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue code of 1986 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine.

Any such assets not so disposed of shall be disposed of by a Court of competent jurisdiction of the County in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine which are organized and operated exclusively for such purposes.

Also note that we are still a viable Board. In order to dissolve we need a 2/3 vote of all property owners.

Teri made the motion to keep our corporation as is until we see how the PID does. John second. All in favor.

John would like to compile a list of questions to present to the PID board. Things like safety issues, blasting, railing, emergencies, why haven't we been asked our opinions. He will type up his list to present along with our recommendations.

What can we do if we have a spot that really needs attention? Work really needs to go through the PID. How does the PID want us to report to them?

Pete brought up a problem area that we had planned to fix but it didn't get done before the flood.

Filing directors are to get their recommendations to Teri by Wednesday to compile to present to the PID board. One question for the PID board is "Why are they unwilling to work with the road boards in getting projects that they are willing to pay for". One concern was that the PID board does not give the community time to

research proposed work before they vote to agree. We need to give them a list of questions at their board meeting so they have time to research answers for the public meeting. It was pointed out that recently there were several members of County, Forest Service and FEMA looking at the access road and interior roads. Another question is that if we request work in Cedar Park that we will pay for, will that work really be done in Cedar Park. Let's see where the PID money will be spent. We will also ask them to not do any permanent work like chip sealing until there is a plan in place take into account safety concerns. Improvements would encourage people to drive faster so the road may need to be widened before chip sealing.

It was requested the John type up his questions/concerns to present to the PID board along with the filing directors recommendations. This will be sent out to everyone.

Vern asked about terms for officers, if President and Vice President should be longer than one year. This has been discussed in the past; we would need to change the by-laws. A person can run for these offices again.

Vacancies in filing directors. Pat Mahoney has moved out of state and resigned as filing 6 director. Ed Ostransky is the alternate. We will ask if Ed wants to be the director or if he knows of someone interested. New directors need to be voted in by the board. Since we will probably not have another meeting soon, we will ask for vote via e-mail.

Bill asked the Shirley McKenna be filing 2 alternate replacing John Green.

Beth moved that we accept Shirley, John second. All in favor.

Also note that Ashleigh Flodin is now the alternate for filing 1.

John moved that there will be no assessment for 2016. Beth second. All in favor.

### **New Business**

There are new regulations with the Community Association Manager Licensure. If a board member performs more than two of the listed practices, and receives compensation, then they would be required to go to a class to be licensed and have a back ground check, etc. Right now the Treasurer and Secretary each perform one task with include receiving and controlling funds and providing notice of meetings. If John gets elected to Secretary and still holds the office of Treasurer, he will be performing more than one task. One way to avoid having to be licensed is if the officer does not receive any compensation, as in stipends. We decided that instead of doing away with the stipends completely, that the officer

can decline receiving them (which John has agreed to do) and won't have to go through the required training. If the positions of Secretary and Treasurer are held by separate persons in the future they can again accept stipends.

John made the motion: Allowing the secretary or treasurer to decline their stipend if they so choose. Teri second. All in favor.

### **Annual Meeting**

Our annual meeting will be Saturday July 18; 1:00, fire station by the lake on Chipmunk.

Items to be voted on: Vice President - Teri has agreed to run

Secretary - John has agreed to run. He will hold both positions. We made it clear that at board meetings he will have just one vote.

Zero Assessments.

Bill moved we adjourn, John second. All in favor.

Respectfully submitted,

Beth Pfeifer, Secretary, CPRMC

Addendum: Ed Ostransky agreed to fill the vacant position of filing 6 road director. This was voted on via e-mail. All in favor. Thank you Ed.