

**OCEANSIDE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 30, 2022, 9:30 AM
GENERAL SESSION MINUTES**

NOTICE

Upon due notice, the members of the Board of Directors for the Oceanside Community Association met at the Clubhouse Auditorium and through Zoom with the link sent to the community.

ATTENDANCE:

Directors Present:

Kelly Byrne, President (Kel)
Karen Bishop, Vice-President (KB)
Anita Romaine, Secretary (AR)
Peggie Moore Treasurer (PM)
Peter Cornog, Director (PC)
Sandy Riser, Director (SR)
Kris McLaughlin (KM) arrived at 9:50 am

Management: Scott Humberstone, General Manager (GM)
Amber Effinger, Assistant General Manager (AGM)

1. CALL TO ORDER

- A. Board President Kelly Byrne called the meeting to order at 09:35.
- B. Pledge of Allegiance, led by Secretary Anita Romaine
- C. Video disclaimer by Secretary
- D. Roll Call by Secretary.

2. EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held on November 29, 2022, where the Board of Directors will discuss some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

3. APPROVAL OF GENERAL SESSION MINUTES

Resolved: A motion was made by PM and seconded by PC that the October 26, 2022, general session minutes be approved as presented. Motion passed 6/0/0

Resolved: A motion was made by AR and seconded by PM that the November 2, 2022 general session minutes be approved with the following changes: 8th motion, verbiage change from “apart if” to “apart of” and the vote count on motion 13 from 6/1/0 to 6/0/0. Motion passed 6/0/0.

4. PRESIDENT'S REPORT

A. Director Steve Gillis resignation announced and accepted November 2, 2022

Resolved: A motion was made by Kel and seconded by PM, that Board of Directors approves Peggie Moore to fill the remainder of Steve Gillis’s vacated term of 1 year and 4 months. Motion passed 6/0/0.

Resolved: A motion was made by Kel and seconded by SR, that the Board of Directors approve to appoint Kris McLaughlin to the Board of Directors to fulfill the remainder of Peggie Moore’s 4-month term. Motion passed 6/0/0.

5. SECRETARY'S REPORT

No report given

6. TREASURER'S REPORT.

A. Treasurer Report was provided by PM

7. HOMEOWNERS COMMENTS

The following topics were mentioned during homeowner comment section.

- Voting measures, recording of meetings, election rules, insurance, budget, priorities from the Board, security, solar, dead bush removal, lawsuit, attorney fees, thank you to the office staff.

BREAK FROM 10:55 AM TO 11:05 AM

8. FINANCIAL REPORT

A. Financial Report

- a. Acknowledge Receipt of October Financials.

9. MANAGEMENT REPORTS

- A. General Manager report was provided regarding updates on the following topics; REA, Budget, Landscaping, New Phone Answering System.
- B. Facilities Manager report reviewed.

10. UNFINISHED BUSINESS

A. Revised Forms for Approval – Tabled until December Meeting.

B. Election Rules/ Election Procedures

Resolved: A motion was made by SR, seconded by KB that the Board of Directors approves the revised Election rules as presented with changes from legal counsel and with the removal following verbiage in Article 5e: must be received by 11:59 p.m., the day of the deadline and changed to must be received by the published deadline. Motion passes 6/1/0.

C. Pavers Discussion – No motions made.

D. Committee and Club (if applicable) Charters – No motions made.

E. Outside Attendees at OCA Events

Resolved: A motion was made by SR and seconded by KM, that the Board of Directors approves that events are not to be promoted outside of the Community, this includes social media and that residents who bring a guest are responsible for their guest/s. Motion passes 7/0/0.

F. Water Usage Reduction

Resolved: A motion was made by PM, second by SR that the Board of Directors approves for Management to provide a report each month on how we are reducing water consumption starting in December through 2023. Motion passes 6/1/0.

Resolved: A motion was made by SR and seconded by PM, that the Board of Directors approves Kris McLaughlin, Anita Romaine and General Manager as member of the Strategic Planning Committee. Motion passes 7/0/0

G. Executive Sub Committees

Resolved: A motion was made by KB and seconded by Kel, that the Board of Directors approves to disband the Activities Executive Sub Committee from the Activities Committee. Motion passes 7/0/0.

BREAK FROM 12:30 PM TO 1:06 PM

H. Town Hall Meetings were scheduled

- 12/8 Input on Professional Property Management Company
- 12/15 Input on Water Conservation and How it Effects Landscaping

I. Garden / Nursery was tabled until December Board Meeting

J. Strategic Plan (V6)-Update Only

11. NEW BUSINESS

A. New CRC Volunteers

Resolved: A motion was made by AR and seconded by PM, that the Board of Directors approves the following volunteers for the CRC; Dorette Amir, Suh Phinney, Donna Wendt. Motion passes 7/0/0.

B. Safety Committee-Hiatus

Resolved: A motion was made by Kel and seconded by SR, that the Board of Directors approves the Safety Committee go on hiatus until further notice. Motion passes 7/0/0.

C. RV Storage Lot

Resolved: A motion was made by KB and seconded by Kel, that the Board of Directors affirmed the 2012 BOD approval of the establishment of the RV storage lot, the Board approves the continued use of RV storage and will proceed with the appeal to the City of Oceanside. Motion passes 7/0/0.

12. EMERALD GOLF REPORT: KEL provided updates

13. EXECUTIVE SUB COMMITTEE REPORTS

A. Activities: No new members or resignations

B. Architectural: No new members or resignations

C. Landscape: No new members or resignations

14. COMMITTEE REPORTS

A. Community Resource Committee (CRC): New members; Dorette Amir, Suh Phinney, Donna Wendt

B. Finance Committee: No new members or resignations

C. Hub Communication: No new members or resignations

D. OCA Media: No new members or resignations

E. Strategic Planning Committee: No new members or resignations

F. Unit Advisors: No new members or resignations

G. Website: No new members or resignations.

H. Painting Ad-Hoc Committee: No new members or resignations.

I. Bylaws Ad-Hoc Committee: No new members or resignations.

J. Safety Committee: No new members or resignations

15. QUESTIONS FROM ATTENDEES

16. ROUND TABLE TOPICS:

A. Scheduling of renting rooms

B. Fob System

C. Purchase Order System-Maintenance

D. Proposed Procedure of fob system

E. Inventory List

Meeting adjourned at 2:04 pm. Next meeting is Wednesday, January 25, 2022, 9:30 AM Clubhouse

NO ADJOURNMENT TO EXECUTIVE SESSION.

APPROVED DATE

APPROVAL SIGNATURE

PRINTED NAME