

**OCEANSIDE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY JUNE 29TH, 2022. 9:30 AM  
GENERAL SESSION MINUTES**

**NOTICE**

Upon due notice, the members of the Board of Directors for 'the Oceanside Community Association met in General Session on Wednesday, June 29, 2022, at 9:30 am in the Auditorium.

**ATTENDANCE:**

Directors Present:

Kelly Byrne, President

Karen Bishop, Vice President

Peggie Moore, Treasurer

Anita Romaine, Secretary

Peter Cornog, Director

Sandy Riser, Director

Steve Gillis, Director

Absent: None

Management: Scott Humberstone, General Manager

Fernando Montano, Facilities Manager

Tracy Richardson, Committee and Administrative Assistant

**I. CALL TO ORDER:**

- A. 9:30 A.M. by President. Notice to all attendees: Please silence your phone.
- B. Special presentation of badges gift from Toni. THANK YOU!
- C. Pledge of Allegiance, led by Secretary Anita Romain
- D. Video disclaimer by Secretary
- E. Roll Call by Secretary

**II. APPROVAL OF AGENDA**

Upon a Motion made to Amend the Agenda by Sandy and seconded by Steve

RESOLVED: To amend the General Session Agenda to move the Managers Report and Facilities Report after the approval of General Session Minutes-Unanimous

Approve Agenda as amended Steve/Peter Unanimous

**III. APPROVAL OF GENERAL SESSION MINUTES and organizational minutes:**

**IV. PRESIDENT'S REPORT**

- A. Anita joins compliance. Leaves LS.

**V. SECRETARY'S REPORT**

- A. Executive Session Summary of May 24th, 2022 Meeting

Approved 08.31.2022



## **VI. TREASURER'S REPORT**

Peggy made report. See written report in packet. Motion to accept President, Treasurer and Secretary's reports by Karen, 2nd Peter; passed unanimously.

## **VII. HOMEOWNER COMMENTS**

(3 minutes per person)

## **VIII. UNFINISHED BUSINESS:**

- A. RV lot petition (KB) Karen submitted a version of the petition, sent it out and received half of the signatures 466 needed.
- B. Statement from Sandy(SR) regarding recusal on future FLA topics. Sandy read her letter stating that she resigned from the FLA .
- C. Mediation update - Steve delivered report on June 17th. The details are not for publication due to confidentiality.
- D. Election review (KB) — Karen presented the motions related to election rules. Motion I made by Karen, 2nd Sandy to have OCA attorney provide opinion on the voting rights of a member who owns multiple units to cast a vote for each lot owned based upon Title 10, Section 2792.18a of CA Code of Regulations. Karen, Peter, Sandy vote yes, Opposed Kelly, Anita, Peggy and Steve vote no. Denied:3-4

Motion 2 is to have OCA attorney to provide opinion on the ability of closing nominations in adherence to the requirements of Civil Code 5 103, thereby eliminating write-in candidates and nominations for the floor to implement Civil Code 5103. motion made by Karen B, Sandy R 2nd; Passed 4-3 Steve, Kelly, Peggie NO. Anita, Sandy, Karen and Peter YES  
Motion 3 by Karen OCA attorney provide a clarification of the quorum requirement as defined in the section 17.4 Amendments in the 2020 CC&Rs is a majority of the total voting \_power or a majority of the members who are able to vote for amendments. 2nd by Sandy; Passed:4-3(Steve, Peggie and Kelly NO. Anita, Sandy, Karen and Peter YES.

## **IX. NEW BUSINESS**

- A. Motion to form an AdHoc committee to evaluate the Bylaws with no due date but start the process to bring to a vote of the community. Motion made by Sandy 2nd by Peter (Peter, Peggie, Karen Anita Kelly- Passed5-1 Steve- Oppose. (Steve Gillis left the meeting). The Adhoc committee to start looking at the Bylaws Kelly, Sandy, Anita.
- B. Solar update-final construction in July (Kelly, or Scott) SDGE doesn't have to trench but will have some construction necessary.
- C. Communication committee (HUB) Sandy presented the concept of this committee. See report in this packet. pages 87-89. Will need volunteers to start it. Anita made a Motion to take present the Communication concept to the website meeting on July 6<sup>th</sup>, to get opinion to go forward. 2nd by Peter; motion passed 3 to 3 (according to Roberts Rule). Sandy made Motion to vote to approve this committee, Peggy 2<sup>nd</sup>, passed.

Approved 08.31.2022



- D. Computer room. All computers moved? New meeting room? Two computers will be brought over to the CRC room, one for Computer Room use, other for CRC business. A printer is needed for the Resource room. The computer room will be left empty of all computers or equipment. Motion by Sandy that once computers are moved from Computer room that it be converted to a meeting space. 2<sup>nd</sup> by Peggy; passed. Kelly opposed as let the community decide what to do with the room.

Break. (10 minutes)

**X. MANAGEMENT REPORTS**

- A. General Manager's Report (SEE ABOVE)
- B. Maintenance Department Report by Fernando Montana, Facilities Manager,
- C. EMERALD GOLF REPORT IF NOT PREVIOUSLY HEARD.:

**XI. EXECUTIVE SUB-COMMITTEE REPORTS**

- Activities Committee
- Architecture Committee
- Landscape Committee

**XII. COMMITTEE REPORTS (Committees with liaisons)**

Liaisons: Please report on any pending volunteer applications or resignations first.

\*Strategic Planning Committee — need minutes for each meeting sent to Kelly. Kris McLaughlin is joining the SPC committee. Needs paperwork.

\*Safety Committee (No mtg) Time to start meeting is 5:00p in July.

\*Unit Advisors

\*Website:

\*Finance Committee Kris McLaughlin is resigning for this committee. New volunteer Lynn Leszczynski has her paperwork to volunteer for Finance.

\*Community Resource Committee (CRC)

**XIII. Roundtable topics to include:**

- A. FOB system to replace our keys to open doors around community rooms.
- B. Get draft minutes to office by the 10<sup>th</sup> of the month after BOD meeting. Send minutes out to board to have time to read and correct them.
- C. Talk about Town Hall meeting about the Strategic Planning meeting.
- D. Scott talked about phone system being changed. Set voice mail for office with designated phone for 7/24 messages. Will bring to next meeting for discussion.

ANY QUESTIONS FROM ATTENDEES.

Adjourned at Peter motion to adjourn, 2<sup>nd</sup> Anita; passed

Next Meeting: Wednesday July 27, 2022, 9:30am

July 29th is next executive session

NO ADJOURNMENT TO EXECUTIVE SESSION.

Approved 08.31.2022



Aug 31, 2022  
APPROVED DATE

Anita Romaine  
APPROVAL SIGNATURE

Anita Romaine  
PRINTED NAME

