

Board of Directors Meeting
Approved Minutes
10-13-22

1. Gerri Pennachio called the meeting to order at 6:00 pm.
2. Tori Gee, LCAM gave notice that the agenda was posted on 10-10-22.
3. Roll call was taken and a quorum of the Board was present.

Gerri Pennachio, President
William Mellan, Vice President
Janet Shearer, Secretary
Gregory Hannie, Treasurer
Shannon Hannum, Director
Rita Fandrich, Director
Linda Sowell, Director

Tori Gee, LCAM and Admin Asst., Terry Wexler were also in attendance.

4. Bill Mellan made a motion to approve the minutes from the 9-27-22 Board of Directors meeting as submitted in the Board Packet.

Shannon Hannum second the motion.

The motion was put to a vote and the vote passed unanimously.

5. Gerri Pennachio gave a verbal President's Report

6. Tori Gee, LCAM read the Manager's Report.

7. Bill Mellan made a motion to approve retaining Golden Accounting Services, Inc. submitted in the Board Packet for our accounting services with an amount of \$300 being paid monthly for these services.

Greg Hannie second the motion. The motion was put to a vote and passed unanimously.

8. An Update on the status of ARC was given by Bill Mellan and Gregory Hannie.

Janet Shearer made a motion to approve the ARC (Architectural Review Committee) Formation Initial Approval as submitted in the Board packet.

Linda Sowell second the motion. The motion was put to a vote and passed unanimously.

12. **TABLED** The quote provided by Roof Vent Boot Guard for the purchase of the product in the reduced amount of \$10,670.04 for 394 small boots and 160 large boots (in brown) and the quote from AAAC Wildlife Removal for the installation of the boot guards, property wide, in the amount of \$6,375.00 to prevent the repeated and highly costly replacement of plumbing stacks on a regular basis.

13. Tori Gee, LCAM provided the quote from Atlantic Pipe Services in the amount of \$5,200.00 to make the necessary repairs to the storm drains at Waterfall & Stonewater. OOA1 will not pay for this work after the fact. It must be approved at the OOA1 Board meeting. The damage by the joints collapsing is only getting worse. This needs to be approved ASAP and done so that Spectrum can run the conduit lines for bulk services. I have sent the proposal to Steve at AIA and requested it be approved. However, I highly recommend that the board attend their next meeting to be sure this is on the agenda and approved.

14. Janet Shearer, made a motion to adjourn the meeting at 7:05 pm.

Shannon Hannum second the motion. The motion was put to a vote and passed unanimously.