

## SPECIAL MEETING MINUTES

April 5, 2012

### Orion Township Library

Board Attendance– Dina Exline–President

Joe Walukonis– Treasurer

Joe Banasak – Member at Large

Board not in attendance– Annmarie Wishart – Vice President

Ed Kaiser– Secretary

Property Management by Design – Sheri Kay

Members– Please see sign in sheet. (management company has sign in sheet) Quorum was met.

MEETING CALLED TO ORDER AT 7:15 p.m.

1. Lot 45 requested that the meeting be called to order since it was past the meeting start time. At 7:15pm, there were still several residents signing in. The Present then called the meeting to order when most residents were signed in.
2. Lot 45 requested that only the items listed on the petition request for the special meeting (see agenda) be discussed. Several residents seconded this motion and it was approved.
3. A motion was made that there was no need to address item 5 on the petition request as we were never in the absence of a management company. The motion was seconded by several residents and approved.
4. The President read all minutes from the meetings dated November 9<sup>th</sup>, November 29<sup>th</sup>, January 24<sup>th</sup>, February 21<sup>st</sup>, and February 22<sup>nd</sup>, as requested per item 1 of the special meeting petition.
5. Lot 45 wanted an explanation by board members why Greg Tait, who had the most votes, 46, at election, was removed by board. The board asked Greg Tait if they could speak freely, and he agreed.
  - A) President explained that Greg spent 15–20 minutes of one meeting going over Robert Rules of Order, giving assigned seats, being asked to raise hands to speak, timed replies, could not call others by name, only title, etc. It was explained that a need for order was understood and needed, but Greg's actions were to the extreme. Greg also shared confidential information with non board members, he did not treat members professionally, and was difficult to deal with if something was not his way or his idea.
  - B) Member at Large explained that confidential information given out. There was mistreatment of board member and a phone call from resident was received about objecting of managing own company.

- C) Treasurer explained that he gave 17 of 46 votes in the election and voted him in as President, and he would not have done so if he didn't believe Greg would a good job for the community. Treasurer further explained that he had lost faith in Greg when Greg called another board member out on this own and felt that this should have been a board decision, as the situation was personal issue not a board issue.
6. Greg Tait responded in saying that he treated the other board member well and with respect and was not going to get into mudslinging. Greg said when he did Roberts Rules of Order things went smoother, and the board accomplished 17 things during that meeting.
  7. Lot 9 questioned why current board member was still on board even though there were three votes to accept resignation. Board said that resignation was not accepted, and they were never given a written resignation. Then the question was asked why this information was not in the board meeting minutes. There was no mention in the minutes since the board meeting had not been called to order yet. It was also noted that the situation has nothing to do with being on board since bylaws state that only association dues have to be paid to be in good standing.
  8. Lot 32 asked why only 2 bids were reviewed for a new management company. Treasurer explained there were three companies reviewed; Land Arc, Property Management by Design, and Association of Kramer Triad. The board apologized as minutes only showed 2 companies. Kramer was most expensive, Land Arc was most economical, but Property Management by Design was slightly higher, but offered more resources.
  9. Lot 40 asked for explanation about letter sent from Julie Gardel, former property manager. Treasurer asked resident to read letter as he was aware that two letters were sent. Letter was read by resident claiming mistreatment by board as reason for resignation. Resident was asked how he got that letter, and several residents said they were mailed letter from Julie Gardel. The board then read the resignation letter, including dates, they received and explained to all residents that the board members only received the first resignation letter dated February 20, 2012. Treasurer also pointed out that this is the problem we have two sets of communication.
  10. Property Manager discussed mortgage fraud details with Lot 9 as there was still question of why board member is still allowed to be on board.
  11. Lot 9 questioned who Property Management by Design uses for attorney. Sheri Kay replied that currently they do not have one specific attorney, but uses many. She provided several attorney names that are used by her company, and stated that the Forest Hill board's attorney is Mc Cullum.
  12. Lot 45 motioned for a vote to removal of all current board members. The motion seconded and approved by the majority of residents. Sheri Kay explained how each board member had the opportunity to defend themselves.

13. Member at Large– Opportunity to defend asked that Lot 19 give presentation as this is part of defense this was denied. Explained voluntary position not worth aggravation and to vote him off if they feel necessary.
14. Treasurer– Opportunity to defend pointed out personal attacks for years when bringing up the money spent even though old board had good intentions. Sited that he has done nothing but suggest ways to save money since being on the board. Savings per year included; landscape approximately \$1,000, management company \$1,762, Washington Disposal possible \$3,000 a year, and if residents didn't think that is acting in their best interest then so be it.
15. President – Opportunity to defend pointed out that all board positions are volunteer, has spent 20+ hours organizing and inventorying records from past boards and management companies from 1997 to present, put together a free community website, and wants to be given the opportunity to make community better.
16. Sheri Kay explained voting procedure and asked for two volunteers to count ballots.
17. While waiting on counting of votes, the following people were nominated to run for new position if available: Greg Tait (refused), Bob Bouwma, Ed Kaiser, Marc White, Cheryl Adams, Richard Preston, and Dina Exline.
18. Votes were counted and verified by two residents and Sheri Kay. There were not enough votes to remove any board member.
19. Other items of discussion – Board not acting with 5 members, why so long to fill position. Treasurer mentioned offer in letter sent out by management company at the beginning of March.
20. Meeting adjourned at 9:10 pm.