

PORT ADVENTURE PROPERTY OWNERS' ASSOCIATION
BOARD MEMBERS MEETING
MINUTES
SUMMARY DRAFT – NOT APPROVED
For Information Only

ADDRESS: 160 Adventure Trail

Date: 2/7/2024 Time:5:00 PM

Quorum: Yes

Attendance: P= Present A=Absent

Gary Langham __P__ Gloria Kelley __P__ Del McCool__P__ Bobby Wiestling__A__ Martin
Castle__P__ Jeff Hart __P__ Rachael King __P__

Meeting called to order by Gary Langham Time 5:02 pm

Minutes of last meeting read. Motion to approve by Martin Castle; Second by Jeff Hart

Financials: Checking account balance as of 2/7/2024 is \$4,584.72 and Savings is \$22,765.26.

Open Discussion:

Most State and County documents have been filed. Couple of more filings pending.

2022 Bylaws have been filed.

Still getting quotes from CPA.

Martin looking into camera for dumpster.

Cameras for community center have arrived and will be installed soon.

In community center, will be treating mold and the cabinet under sink needs to be repaired.

Have found all the passwords and have access to computers, emails, software, and QuickBooks.

New business

Bookkeeper: Motion made by Martin Castle 2nd Gary Langham to hire Leatherbound Bookkeeping Company.

Approved

Motion made by Jeff Hart 2nd Gloria Kelley to table creating 2024 budget until next board meeting.

Approved

Motion made by Gloria Kelley 2nd Jeff Hart to have a belly dump of road base to slow erosion on Port Blvd. at the cost of \$450-\$500.

Approved

Motion made by Gloria Kelly 2nd Jeff Hart to have a second belly dump of road materials to slow erosion on Adventure Trail in front of community center at the cost of \$450-\$500.

Approved

Discussion:

Martin has money from voluntary donations for road base at low water crossing; enough for 3 belly dumps, will schedule weather pending.

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Move to put dumpsters on members meeting agenda. Explain to members the cost of dumpsters, ways we could save and still get acceptable trash disposal and put the saved money towards repair of roads. Dumpster topic already on Members Meeting agenda.

Settlers' Way culvert is too short for road and has since failed. Need to put a road closed sign up.

Motion to adjourn to executive meeting by Martin Castle 2nd by Gloria Kelley
Approved.

Motion to call meeting back to order by Gary Langham, 2nd by Rachael King
Approved

Summary of Executive Session:

No documentation of assignment of rights from developer found by attorney.
PAPOA has 5 open lawsuits, need more information on each suit, will discuss further in March.
Lots behind clubhouse sold by previous board can be recovered (probably), get cost, and go over process with attorney, discuss further in March.
Attorney said we should count one (1) vote per lot as stated in Articles of Incorporation.

Motion by Gloria Kelley 2nd Jeff Hart to have another meeting with lawyer regarding best process for establishing PAPOA, Inc legal (managing) authority - Deed amendments versus declaratory judgement petition of court versus other options.
Approved

Motion by Rachael King 2nd by Gloria Kelley to table action on lawsuits till we can get more information.
Approved

Motion by Martin Castle 2nd by Gary Langham to get estimate of lawyers cost to recover property sold by previous POA board.
Approved

Motion by Martin Castle 2nd by Jeff Hart for \$300 limit for consultation with lawyers.
Approved

Motion by Martin Castle 2nd by Gloria Kelley to move \$5000 from savings to checking to cover expenses.
Approved

Motion to adjourn meeting by Martin Castle 2nd by Rachael King
Approved at 7:10 pm.

END