

Minutes for February 21 Meeting

Call to order

The meeting was called to order at 8:35 am. Three people with clicker counters verified that there were over 100 people present. We had a quorum.

Director's Report

At the February 7 meeting there were no nominations for any of the board positions. There is now a desire to reopen nominations. Our bylaws require that we elect board positions by ballot, but the names of the nominees and the positions they wish to run for have not been disclosed, making it impossible to prepare anything but a write-in ballot.

According to our bylaws Article IV, Section 2 states "Nominations for next year's officers shall be during the first meeting in February and prior to elections, which shall be held by ballot (sic) during the second 92nd) meeting in February."

Therefore, a motion needs to be made to amend Article IV, Section 2 to allow for nominations and voting this year only on February 21, 2022.

Patsy Michel, Space 219, moved to allow nominations and voting on February 21, 2022 for this year only. The motion was seconded by Helen Howe. The director called for a voice vote and the motion passed without dissent.

(When there is a conflict between Robert's Rules and the bylaws the bylaws take precedence.) There are no current bylaws pertaining to the re-opening of nominations. According to Robert's Rules, if a quorum exists and a motion is made, a majority vote is then needed to re-open nominations.

Margaret Parke, Space 62, made a motion to reopen nominations. William Parke, Space 62, seconded the motion. The director called for a voice vote and the motion passed without dissent.

Because nominations usually take place two weeks prior to voting which allows candidates ample time to distribute their resumes, and for residents to meet and ask question of them—we will, given the unusual circumstances, allow questions of a nominee from the floor following an introductory statement from each nominee.

I urge you to not only consider the experience and qualifications of a nominee, but whether they understand the commitment the position will require.

The Director declared the floor is now open for nominations for Director.

Ron Baird, Space 49, nominated **Terry Uhler for Director**. Terry Uhler accepted the nomination and gave a brief description of his business experience. Willie Wallace asked for his vision for the future. Terry said he hoped to unify the park and have more people volunteering and working together.

The Director called for other nominations and there were none. Ron Thiesen moved that the nominations be closed for the Director position.

The Director called for nominations for Secretary. Mary Morris, Space 188, nominated **Jim Rappel for Secretary**. Jim accepted the nomination and described his 15 years in the park and his HOA management experience.

Terry Uhler, Space 124, nominated **Ronda Mittermiller for Treasurer**. Ronda accepted the nomination. She said it was a difficult year, but we got through it and she thought the coming year would be better.

Tom Meeker moved that all three nominees be elected by acclamation. Peggy Hansen, Space 226, seconded the motion. They were elected by loud applause throughout the room.

The Director opened nominations for **Manufactured Home Rep**. James Beckham, Space 182, nominated **Lora Munsterman**. Ron Thiesen seconded the motion. She was elected by acclamation.

The Director called for nominations for RV Representative. There were no nominations so the nominations for RV Rep were closed. The director indicated that the newly elected board could fill the vacancy by appointment.

Secretary's Report

Copies of the minutes for the February 7th meeting is posted on the bulletin board near the main door to the clubhouse and on the hall bulletin board. There was a correction to those minutes that Tai Chi meets Wednesdays and Fridays at 9:00. Copies of today's minutes will be posted on the same bulletin boards.

Thank you to all the volunteers and a reminder that there is a Thank You Box near the right door complete with Thank You cards. Simply take a card, write a note and put the recipient's name on the envelope. She called out the Rock Painting class yesterday as an example.

Treasurer's report

Ronda reported that she has gotten all of the receipts needed to close the books for January and there are financial reports on each table that include the Balance Sheet, Profit and Loss and Profit and Loss by Activities. She tries to always be available to answer specific questions after her work day ends at 5:00pm.

Old Business

The popcorn popper is fixed! Thank you to Gill and Keith who have been given free popcorn for life!

New Business

Regarding the letter some of you signed at the last meeting about maintenance of common areas, we have decided to withdraw that letter. I had planned to review

- The Owner Tenant rules for this park, but
- The Statement of Policy, and
- The State of Arizona law regarding 55 and over communities, which I had not yet done.

Instead, I took advantage of the opportunity to present the letter because of the obvious interest, comments voiced by this body and I apologize.

While there is some ambiguous language in all three documents, I strongly feel there would be no point the owner could not easily defeat should it come to that.

You all received, or should have received, the Owner/Tenant Rules and a copy of the Statement of Policy, when you came to this park, which clearly, and *repeatedly* states, that the owner must maintain facilities and common areas in a "safe and healthy" manner. However, it's clear the *residents* are responsible for day-to-day maintenance.

Instead, if I may, I'd like to suggest we ask for more financial consideration in keeping the courts in optimum condition to support those activities.

With respect to the pool not appearing clean, the argument is and would most likely continue to be, that because not all residents are showering before entering the pool, conceivably cleansing sunblock from the skin which causes 'bathtub ring', the fault lies with not with the maintenance, but with the users. On the other hand, an outdoor

shower spigot might encourage more people to rinse off, so perhaps we could at least ask for that.

Given that this is last day of our tenure on this board, we will pass the task onto the next board to pursue if they wish. I do have one more long-overdue project to take care of here, but not as your Director.

Activity Reports:

Activity reports are suspended, unless there is a change or something new.

- **Janet Farchione** will be leading Tai Chi on Wednesday & Friday mornings at **9:00 am**.
- **Dawn Cappleman**, Space 265, Shuffleboard reminds us that:
 - Battle of the Sexes is this Saturday at 9:00 am—Everyone welcome.
 - There is a Tournament at Sun Vista. Sign up if you'd like to go.
 - Shuffleboard Potluck is on Sunday from 12-2:00.
 - We should support park management and only drive 10 miles per hour on the streets—even golf carts.
- **Terri Snyder**, Space 166, as the facilitator of Spring Fling thanked a large group of volunteers to make this event happen this year.

Questions & Comments:

- **Judy Larson**, Space 131, spoke about sick dogs in the dog park. She has spoken to Kenny about sanitizing the area to keep the odor down for the residents and alleviating the spread of the illnesses.
- **Marni Eckroth** requests that everyone wear nametags in the clubhouse. They are available for purchase at #182 or 183. Cost is \$8 for one or \$15 for two.
- **Susan Tylke**, Space 175, reported that the pool deck looks dirty and it needs cleaning.
- **Penny Weigel**: Before I adjourn the meeting - I'd like to say on behalf of this board, both past and present members, how much we appreciate all our volunteer leaders and helpers. Our volunteers are crucial to all that goes on here – particularly this year.
 - I'd personally like to thank the unflappable Sandra Theisen, who never once threatened to resign, who more than met all my expectations, was always prepared for meetings and covered for me while Keith was in the hospital.
 - And – Ronda our treasurer who accepted the position even though her time is extremely limited by her employment obligations.

- Also a big thank you to my ticket sellers - Lanna and Wayne Davey and Bill Jensen.
- And to Keith, my right-hand man and husband, for everything he has done to help and support me.
- A special thanks to Debbie Palmer my right-hand gal - who not only took all those table clothes home to wash them after the Valentines dance, but who made and sold tickets, printed documents, been invaluable in helping me with so many things, including being my eyes on occasion.
- To Anne Griffin, Barb Gunderson, and Tom and Janice for helping to get Bingo back along with all the bingo volunteers who stepped up to help!
- And last -- but certainly not least-- all of the activity leaders, the food event leaders and their volunteers - THANK YOU ALL - You *are* Rancho Rialto.

The meeting is adjourned - PENNY MULLEN WEIGEL – OUT! (drop the mic)

There being no further business the meeting was adjourned at 9:23.