

**FERN FOREST COMMUNITY ASSOCIATION**  
**Agenda for Board Meet June 23, 2024**

~~President calls meeting called to order – No quorum.~~

**ATTENDING BOARD/INTRODUCTION OF BOARD:**

Melissa Fletcher, President

~~Darren Calistro, Treasurer~~ - Darren not present, 2<sup>nd</sup> consecutive absence.

Leslie Leber, Secretary

Lack of Quorum in May means no minutes were taken, informal discussion session only.

**REPORTS:**

• ~~Treasurer's Report~~ **Treasurer not present**

• ~~Summary of January Financial Report~~

- ~~Income this month: \$, YTD: \$~~
- ~~Expenses: this month: \$, YTD: \$~~
- ~~Balance YTD: \$~~

- ~~Motion to approve these financials:~~ Could not approve due to lack of quorum. Will follow up to board for evote.

○ **President's Report**

- Recent legal opinions are now posted to the website. These include several policies that have been contested by Darren, including requirements of holding Executive Session, no automatic seating of past candidate runner ups, definitions of 'member in good standing' and their eligibility for board positions, legal subcommittee/chair and lawyer's requirement that legal contact be limited to the chair (or entire board when scheduled), and legality of Zoom meetings, among some others.
- We have secured two quotes for the Quonset building repairs that we'll be discussing today.

• **Roads Report**

- I've authorized extra loads of aggregate in order to 'catch up' after the long rainy season. The aim is to keep within the annual aggregate budget by lessening loads later in the year when rains are not as destructive. Note that we are well within our budget so far this year on all counts, with the buffer entirely preserved.

**OLD BUSINESS:**

- New Road Signs – Arrived and inventoried. Installation can be slotted in once we're caught up on roads.

- Taxes – Check with Treasurer.
- Plumbing trench for water at Portapotty – work postponed as we catch up on roads.
- Quonset Hut repairs – Quotes ready to review and discuss (need to do this in Executive Session).
- Did the container on Kaleponi road between poles 116 & 117 get moved by the owner? Removed.

#### **SUBCOMMITTEE REPORTS:**

- Capital Improvements (Melissa, Leslie)
  - County permits still processing for new meter at Quonset building, should see them come through in July.
- Legal Subcommittee (Melissa)
  - TF's appeal is still processing and cost an additional \$7,000 plus in legal fees. She lost due to a largely unintelligible, rambling, conspiracy theory driven attack and now is wasting further community funds on a pointless appeal. We'll stay the course and expect it to be resolved with the same outcome by next year. Further cost is expected to be minimal.
- Website Subcommittee (Melissa)
  - Financials, Road Maps, and Minutes are all up to date
- Equipment Subcommittee (Melissa and Darren)
  - Nothing to report
- Identifying Community Issues (Leslie and Darren)
  - Darren made a list with locations on all 'lower roads'.
  - Leslie followed up with police in person and in writing to see about getting the assistance they should be providing when we call these matters in.
  - Update from committee? Free removal for 2 derelict vehicles. Leslie will share info on FB page.

#### **NEW BUSINESS:**

- Confirm what has occurred with solar at the container and what to do with any unused batteries/inverter/panels/etc.
- Proposal for free vehicle removals.

#### **EVOTES SINCE LAST MEET:**

- 6/3/24:  
Melissa motioned to hold board meets via Zoom until August due to summer schedule and various board members unable to attend in person. Leslie 2<sup>nd</sup>. No further discussion. 2 in favor, Darren opposed. Motion carries.
- 6/15/2024:  
Melissa motioned to postpone meeting to following Sunday due to Father's Day. Darren 2<sup>nds</sup>. No further discussion, all in favor. Motion carries.

- 6/10/24:  
Darren motions to approve May financials. Leslie 2<sup>nd</sup>. No further discussion, all in favor. Motion carries.
- 6/16/24:
  - Melissa motioned to authorize Strauss/Attorney's invoice of 7,099.87 for work on Thunderfoot's most recent attack attempts. Leslie 2<sup>nds</sup>. No further discussion. All in favor, motion carries.
  - Melissa motioned to renew the insurance policies for quoted costs and coverages. *This was never responded to by other board members and needs a vote right away.*

#### **MOTIONS THIS SESSION:**

**No motions due to lack of quorum**

#### **OPEN DISCUSSION PERIOD**

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#### **ADJOURNMENT**

- Meeting adjourned at

Executive Session to discuss quotes for construction work moved back once again due to lack of quorum.

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