

Prosperity Heights Homeowners Association

Meeting Name: Board of Directors Meeting

Date: July 29th, 2020

Time: 7:00pm

Location: Zoom

Attendees: Brad Wilhelm, Rich Cober, Keith Fulk, Gina North, Steve Boveri, Monica Duggal, Andrew Frank, Kaye Lee, Mark Westerfield

With nine of nine Directors present, the quorum was achieved.

Other Attendees: Ami Pape of Chesapeake Law Group, PLC, approximately 18 community members.

- I. **Open Forum**
 - a. As part of the open forum, the **Brad Wilhelm** welcomed the newly elected board members
- II. **Administrative Matters**
 - a. **Elect Officers:** This is done by Board members. **Andrew Frank** was elected as the Secretary of the Association by a vote of 9-0. This position is a two-year appointment, until the Annual meeting for 2022.
 - b. **Meeting Minutes:** There were no meeting minutes to be approved by the Board
- III. **Financial Management Report**
 - a. Status of Operations: No report was given
- IV. **Contracted Services Status**
 - a. No report was given
- V. **Unfinished/Old Business**
 - a. No report was given
- VI. **New Business**
 - a. **Brad Wilhelm** called a motion to go into executive session to discuss homeowner inquiry.
 - i. Motion failed.
 - b. **Brad Wilhelm** called a motion to move to executive session to obtain legal counsel advice for questions 3 and 4 of the homeowner inquiry, read the email, and respond to questions 1, 2, and 5 in open session. Rich Cober seconded this motion.
 - i. Motion adopted. Mark Westerfield voted no.
 - c. The homeowner inquiry was read. Questions 1, 2, and 5 were discussed and resulted in the below responses:
 - i. 1-There have not been any board meetings that Mike Hayes has not been notified of.
 - ii. 2-Steve Boveri, Craig Dellorso, Andrew Frank, and Brooke Logan are members of the AAC. The AAC will notify Mike Hayes of future meetings.
 - iii. 5-There will be an audit this year but not a revised budget. The audit will be paid for using reserves.
- VII. **Executive Session**
 - a. Board moved to executive session at approximately 8:00pm.
 - b. **Brad Wilhelm** motioned to move out of executive session at 9:05pm. Kaye Lee seconded this motion.
 - i. Motion adopted.
- VIII. **Return to Open Session**
 - a. **Gina North** resigned from her position on the Board.

- b. **Brad Wilhelm** made a motion to provide a written response to the Members Email Query. Seconded by Steve Boveri.
 - i. Motion adopted.
- c. The Board discussed agenda items for next Board meeting:
 - i. Norms for Decency and Discussion
 - ii. Use of Facebook and Incident on 7/29/20
- d. **Mark Westerfield** called a motion to send out an email to notify people of the time and location of board meetings. Andrew Frank seconded this motion.
 - i. Motion failed.

IX. Adjourn

- a. The next meeting date is September 2, 2020, at 7 PM by virtual meeting on Zoom.
- b. A motion was made to adjourn the meeting.
 - i. Motion adopted.
- c. The meeting adjourned at 9:17 PM.

Secretary, Andrew Frank

These minutes are from a Board of Directors meeting held virtually during the COVID 19 Phase 3 Emergency, and the type of electronic means for the meeting used was Zoom.