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| **Finney Crossing Residential Master Association****Board of Directors Meeting Minutes**Via Zoom video/telephone conference callMay 21, 2020 |



Attendance:

**FCRMA Board of Directors:** Pam Cowan, President

G. Miller, Vice President

 Mark Graupman, Treasurer

Tanya Toth, Secretary

**Lakepoint Property Management:** Not in attendance

**Finney Crossing owners:**

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| Lori & Bob Pietropaoli | 259 Zephyr Road |  | Liz Lasdon | 349 Zephyr Road |
| Bob Morris | 508 Zephyr Road |  | Tim & Paula Cope | 108 Maidstone Lane |

Meeting called to order at 6:34 pm by Pam Cowan. The agenda for the meeting was approved as presented.

G. Miller made a motion to approve the minutes from the April 28, 2020 board meeting with a correction to identify yea/nea votes in cases where board vote is not unanimous. Mark Graupman seconded the motion. ***Motion passed 4-0***.

**New Business:**

* Ratification of vote on Garden Committee proposal presented at April 28, 2020 board meeting for addition of new raised garden beds for use by courtyard homes and condominiums and expenditure of funds for construction of same from annual budget. Pam explained that members of the board were concerned that the vote on the budget item had not been properly noticed to the community, which is why the item is on the agenda for this meeting. ***Mark Graupman made a motion to ratify the vote of the Board taken at the April 28, 2020 board meeting, Tanya Toth seconded the motion.*** Bob Morris asked about the number of beds to be constructed and requested that the number be limited so that no additional beds be constructed. Lori Pietropaoli, on behalf of the garden committee responded to the questions regarding the new beds. Pam read comments received from a homeowner regarding the construction of the original beds (done by Snyder Homes). There was a brief discussion of the potential for fees to be charged for the use of the beds in the future (and after discussion with the community) as a way to defray costs of repairs and maintenance. With no further discussion, the vote was called. ***Motion to ratify the vote taken at the April 30th meeting passed 4-0.***
* Vote to expand scope of Capital Reserve Study to include “defect report” for common elements (i.e. siding and concrete) and expenditure of additional funds relating to same. Pam discussed the reasons for the overage in the original costs of the capital reserve study (cost increase between original estimate and contract) and what would be included in the defect report. ***Mark Graupman made a motion to approve the cost of the overage in capital reserve study contract and the expenditure of the additional $950 for the defect report. Pam Cowan seconded the motion***. With no further discussion, the vote was called. ***Motion passed 4-0.***
* Vote on reallocation of budgeted funds to cover costs associated with construction of additional garden beds and expanded scope of Capital Reserve Study from legal budget. ***Tanya Toth made a motion to reallocate the budgeted funds, Mark Graupman seconded the motion***. With no further discussion, the vote was called. ***Motion passed 4-0***.
* Discussion of recommendations from Clubhouse Committee for **temporary** guidelines regarding access to clubhouse and opening the pool during the COVID-19 pandemic. Pam Cowan thanked the clubhouse committee for putting forth recommendations for addressing opening of the pool in accordance with the governor’s office. Pam read the temporary guidelines and extended a HUGE thank you with compliments to the clubhouse committee for the work on drafting the guidelines. Bob Morris expressed a concern about the prohibition of visitors outlined in the guidelines. Tanya Toth indicated that there is a concern about bringing visitors in from outside of the community who may not be practicing the same levels of social distancing and at home quarantining, which could put members of the community at risk of infection. Tim and Paula Cope suggested that perhaps the solution would be to limit guests to immediate family members only. Due to the occupancy limits established by the governor’s guidelines there should be preference for community members during busy times (i.e. weekends). The Board recommended updating the guidelines to allow immediate family members as guests with preference for members of the community during peak usage.

***Mark Graupman moved to adjourn the public section of meeting @ 7:20. Tanya Toth seconded the motion.*** ***Motion passed 4-0.***

[***Executive session***]

Mark Graupman made a motion to adjourn the executive session at 8:26 pm. Pam Cowan seconded the motion. Motion passed 4-0.