

**TOWNHOUSE VI HOMEOWNERS' ASSOCIATION**  
**REGULAR BOARD MEETING**  
**Saturday, January 24, 2021, 9:30 am**  
**ZOOM Meeting**  
***Approved 3/10/2021***

**CALL TO ORDER-President, Bill Stephenson**

- Called the meeting to order at 9:30.
- This meeting was the fifth meeting of THVI members to use the video technology ZOOM. Approximately 16 people were logged in at various times during the meeting with both video and audio. In person or face to face meetings are not recommended because of the COVID19 Pandemic.

**ROLL CALL-Secretary, Jackie Means**

- Board members present: Mark Spence, Jackie Means, Bill Stephenson, Sandy Cooney, Dan Thompson, George Pavey, Sharon Gaipman, Ernie Stelzer, Vacant

**WELCOME NEW BOARD MEMBERS-Bill Stephenson**

- New Board Members Sharon Gaipman, Ernie Stelzer, & Mark Spence were welcomed to the board

**VACANT BOARD SEAT-Bill Stephenson**

- A motion was made by Bill Stephenson and seconded by Jackie Means to fill the board seat vacated by Sabbina Nelson's resignation with Shawneen Schmitt. Shawneen will complete Sabbina's term expiring in 2023. The motion was approved by all board members.

**ELECTION OF OFFICERS & APPROVAL OF COMMITTEE CHAIRS-Bill Stephenson**

- Presented slate of officers: President, Bill Stephenson, Vice President, George Pavey, Treasurer, Sandy Cooney, Secretary, Jackie Means. A motion was made by Ernie Stelzer and seconded by Sharon Gaipman to accept the slate of officers. The motion was approved by all board members.
- Welcomed and thanked the following committee chairs: Architecture, George Pavey, Social, Shawneen Schmitt, Landscape, Open, Roads, Bob Post, Welcome, CeCe Thompson, Nominating, Jackie Means, GV Council Rep, Jackie Means (Alternate: Gill Batterman)
- Thanked Don Nicholson for serving as Landscape chair for more than a year.

**APPROVAL-BOARD MEETING MINUTES-December 9, 2020.-Bill Stephenson**

- Motion to approve the minutes was made by Sandy Cooney and seconded by Ernie Stelzer. The motion was approved by all Board members.

**OFFICERS' REPORTS**

- **President-Bill Stephenson**
  - Covered in previous sections above
- **Vice President-George Pavey**
  - No report at this time
- **Treasurer- Sandy Cooney**
  - A time to sign the bank signature cards for the year was agreed to by the Board officers. Sandy will contact the bank and made arrangements for Thursday, January 28 late in the afternoon
- **Secretary-Jackie Means**
  - The CC& Rs ballot will be sent to all members on Friday, January 29, 2021. Ballots are to be returned by March 5, 2021.
  - Cathy Bennett a resident on Los Opalos passed away this last week. Among many responsibilities she was a block captain and care giver for her husband, Hugh. Their son

Eric, will be moving Hugh to Colorado. A card will be sent to the family.

## **UNFINISHED BUSINESS**

- **Alegria Repaving-Approval of Western Technologies Invoice-Bob Post.** A motion was made by George Pavey and seconded by Sharon Gaipman to approve the \$560 bill for prework to develop the bid document for paving of Alegria. The Board approved the motion.
  - Bob Post stated that all bids are due February 15, 2021
- **Approval of Changes to CC&Rs-Bill Stephenson.** A motion was made by Jackie Means and seconded by Sandy Cooney to accept all changes made to the CC&Rs since the initial approval in September. The Board approved the motion.
  - The final changes were submitted on January 22, 2021 to C. Goldschmidt for the final draft.
  - A question was raised by Mark Spence regarding the inclusion of an exemption regarding driveway parking for homes with long driveways. Bill Stephenson indicated the committee decided against including such exemption however will examine any complaint regarding parking that comes before the board.

## **NEW BUSINESS**

- **Bylaw Changes-Bill Stephenson** explained the changes needed in the Bylaws approved last March. The term Deed Restrictions has to be removed, since THVI has no deed restrictions instead has covenants, conditions & restrictions. Also, the lighting committee reference needs to be removed as it has been absorbed into the Architecture Committee. A motion to approved these changes was made by George Pavey and seconded by Mark Spence. The Board approved the motion.
- **Bank Signature Cards-Sandy Cooney** Arrangements for new signatures was discussed under Treasurer's report.
- **Board Planning Session-Bill Stephenson**
  - February 17, 2021 @ 9:30 am
  - Has developed a "parking lot" of ideas that he will share with the board before the session and requests any ideas to be sent to him.
- **Questions**
- George Pavey has had concerns brought to his attention regarding cracks and changes in the pavement on several cul de sacs. Bob Post is watching these closely and is mapping the areas of concern. Crack filling and sealing will be done in the Spring of 2022.
- Shawneen Schmitt has questions about a website committee. Bill indicated there is a website utilization committee working on website use. There is no plan to have a permanent website committee.

**NEXT MEETING:** March 10, 2021 @ 9:30.

The meeting will be Zoom.

## **ADJOURNMENT**

Sandy Cooney moved and George Pavey seconded the call for adjournment. Bill Stephenson adjourned the meeting at 9:56

Submitted by  
Jackie Means, Secretary  
January 23, 2021