Westminster Glen Homeowners Association, Inc.
Board of Directors Meeting Minutes
Zoom Meeting
Thursday, August 27, 2020

1. **Call Meeting to Order**

   The Board meeting was called to order by Linda Salomon, President at 5:32 p.m. A quorum was established by the Board members in attendance: Linda Salomon, Erin Burgess, Sandra Schmitt, Belinda Gallagher, and Ellen Pleshek. The Goodwin Management Association Manager, Karen Vaughn was in attendance.

2. **Public Comments**

   It was noted by the Board that the Constables are not able to accept private work outside their department hours. Linda stated she will contact River Place HOA and find out who they are using.

   Linda introduced Colleen Salove to the meeting, who wanted to discuss short term rentals. Colleen noted there are lots of short-term rentals in River Place and on her street. She asks what policy WMG has related to short-term rentals. Linda noted this came up several years ago. If it is not specifically stated in the CCR's then rules cannot be set by the HOA. Also, state laws supersede CCR rules. It was suggested to Colleen to take pictures of any issues it may be causing on her street and send to Karen. If violations are happening, the resident can be fined. Tom noted in Phase 1 & 2 there is some recourse, however, in Phase 3 there is none. If it is an area where permits are required, reporting the violation is the best recourse.

3. **Approval of Board Meeting Minutes**

   All Board members have not been able to review the minutes from the previous meeting from May 20th. The Board will review the minutes by email and reply all their approval and if any changes are needed. Tom will then post.

4. **Property Manager's Report**

   The Board discussed the process for having the annual meeting and how the community could vote for Board Members. It was discussed posting to Next Door an electronic vote and the sending out proxies.

   It was noted a letter could be sent to residents with proxies and ballots and why the meeting would not be held in person, due to Covid-19.

   Karen to check with Patty to see if the Annual Meeting must be held in person. After Karen gets back to Linda, the Board will decide on the process for holding the Annual Meeting.

   Karen noted the new Budget has begun.

Belinda noted she would like to follow the compliance driver to help in noting violations in the neighborhood. Karen will get back to Belinda on this. Karen will also begin posting violations to the Board login each month.

5. **Committee Reports**

Architectural Review Committee

ACC Status Report was presented by Tom. There is not a lot going on currently. It was noted there is one resident who is not getting prior approval before starting projects, such as clearing cedars and building a retaining wall. Tom is having a meeting with them this weekend.

Tom will report back to the Board with the number of people who do not get prior approval before beginning projects. The Board discussed the possibility of imposing a fine on residents who are non-compliant in obtaining ACC approval before beginning projects.

Belinda suggested moving forward there be fines for non-compliance.

Karen will look at rules required before imposing fines.

Once Tom reports back, the Board will vote before imposing fines.

The Open Session was closed at 6:05 p.m.