

**HACIENDA CARMEL COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS
Thursday, July 27, 2023
Casa Fiesta**

PRESENT:

Mr. Art Sutton, President & Director
Ms. Fran Baca, Vice-President & Director
Ms. Jackie Graham, Treasurer & Director
Ms. Sara Harnish, Corporate Secretary & Director
Mr. Paul Carriere, Director
Mr. Brendan Kelly, Director
Mr. Bill Quinn, Director
Ms. Niki Tugwell, Director
Mr. Robert Hedberg, General Manager
Ms. Jeanne Mileti, Recording Secretary

ABSENT:

Ms. Elizabeth Husby, Director

Thirty-five members attended the open meeting in Casa Fiesta.

1. **CALL TO ORDER:** The open meeting was called to order at 10:15 a.m. by Art Sutton, President. Mr. Sutton noted the Board will not be voting on implementation of the landscape plan today. They will wait until they can review the minutes of the Special Meeting that was held on July 19th.
2. **REVISION OF AGENDA:** Ms. Baca requested that the letter regarding the Art Studio patio expansion be added to Unfinished Business, that the discussion regarding HOA Meeting Minutes, on today's agenda under New Business be tabled, and that the July 19th Special Meeting minutes be removed from the Consent Agenda.
3. **MEMBER COMMENTS ON AGENDA ITEMS:**
 - Susan Reddington, unit 238, noted the General Manager will be talking about pool renovations. As a member who pays high condo fees, we have already done the lobby, we're doing the Guest House rooms – the pool area seems to be more of an aesthetics issue, rather than a necessary infrastructure issue. She feels there are more important infrastructure issues, such as plumbing, that should be dealt with first.
4. **CONSENT AGENDA:**
 - a. **Approval of Minutes:**
Regular Board Meeting of June 22, 2023

CONSENT AGENDA, continued

b. Occupancy Applications:

Richard Oleson
Jill & Mark Gamble

Authorized Occupants, Purchasing #235
Authorized Occupants, Leasing #178

c. Sales Activity & Rental Report

1 unit currently listed, with 3 pending sale. 6 unit sales since May 1, 2023. The current number of rentals is 42.

d. Financial Report:

- i. Review of finalized year-end Financial Statement for April 2023.
- ii. Review of Financial Statement for May 2023.
- iii. Review of Financial Statement for June 2023.
- iv. Approval of Reserve Fund expenditures for June 2023.
- v. Verification of bank reconciliation & check register review for June 2023.

Ms. Graham made a motion to approve the Consent Agenda. Mr. Kelly seconded the motion which carried unanimously.

5. **PRESIDENT'S REPORT:** Mr. Sutton reported that at this morning's Executive Session the Board approved the template for job descriptions, discussed private work by Association employees, dealt with five resident issues, and discussed the status of the Doctor and Masseur agreements. Additional discussions included formalizing the understanding between Hacienda Carmel and Quail for weed abatement, approval of the contract for asphalt replacement adjacent to Carport 5 and some smaller areas, and discussion of status of the carports. Mr. Sutton noted that we are in the process of refilling the available carport spaces and appreciate everyone's cooperation.

The President reviewed the member comments from the June Board meeting. There were four comments about the landscape plan and the benefit of holding forums, two comments about pickleball play, and one about an alternative exit at Hacienda Carmel. Mr. Sutton noted that the Board will wait on the minutes of the July 19th Special Meeting so they can review the comments before they make a decision on the landscape plan. And the liability surrounding pickleball was stated at last month's meeting. As far as the emergency exit goes, there is an easement across the property to the east of us. The Fire Mitigation Committee is working on writing an evacuation plan.

Correspondence consisted of a letter from Susan Reddington and seventy-one signers, opposing the Board's adoption of the Rana Master Landscape Plan. Mr. Sutton noted this will be taken into consideration after reviewing the comments from the Special Meeting. Linda Mullally requested an upgrade to the pool area. She is concerned that we are scheduling items for replacement but not acting on those in a timely fashion. A third letter from Eleanor Robinson, regarding expansion of the art studio patio, has been moved to Unfinished Business.

6. **GENERAL MANAGER’S REPORT:**

- **Status of Projects:** Mr. Hedberg reported that the new security cameras are now being modified so that they can be monitored by the office or a cell phone.

Bestor (Ward) Engineers are still finalizing the map. Once it is finally approved, we will have the wall version(s) made.

The shelving project in the library has been completed by our maintenance crew. The shelves are gradually being fill with books.

The General Manager reported that he received an e-mail from Ford stating our van has been scheduled for production and is scheduled to be built the week of September 4th. We can probably expect to actually receive the vehicle at the end of September. The utility carts shipped from Riverside in July. We are hoping to receive them next month.

The new Boiler for Casa Central should be arriving any day. We are grateful that the old boiler decided to stop working in the summer, instead of in winter.

We are getting ready for the upgrades to the top floor Guest House rooms. We have purchased new flooring and the furniture should be ordered today. Once we receive the furniture, we can commence installing the floors and upgrading the bathrooms.

The Board approved a contract with Golz Construction today in Executive Session for this year’s asphalt work. The parking lot in front of the Art Studio is scheduled for replacement. There is a lot of tree root intrusion there and it will require removal of one large tree and some smaller ones. The cost of the project is \$62,000, and this includes repairs in the street in front of Casa Central. It will be scheduled for August.

Mr. Hedberg reported that the new liability insurance carrier, Crum & Forster, sent a third-party inspector to the property to make an assessment, which is standard procedure. As a result of the visit, the insurer was made aware that Zinsco electrical panels were installed by the developer and are still in use in the main buildings (as well as perhaps half of the units). Zinsco, over the years, developed a bad reputation for faulty panels, however, in all the years that Hacienda Carmel has existed there has never been a problem with any of the panels here.

The insurer is requiring Hacienda Carmel to replace the electrical panels in Casa Central and Casa Fiesta, as well as send a letter to all owners about the panels. Panels in units are the responsibility of the individual owners and about half of them have been replaced as the units have been remodeled.

Mr. Hedberg asked three different companies for quotes: HZ Electric, Collins Electric, and Searle Electric. He has not been able to get a quote from any of the companies yet, but he estimates replacing the panels will not be inexpensive. He is working with HUB and the carrier to try and find an alternative. Perhaps they will agree to let us load test the existing panels instead of replacing them.

GENERAL MANAGER’S REPORT, continued

The pool area, including the deck, is scheduled in the Reserve Study this year for a complete refurbishment. We need to determine, however, the scope of the project. Mr. Sutton noted he has asked that it be referred to the Architectural Review Committee and the Finance Committee.

Solar Phase II had three inverters that had issues and needed to be replaced. As a result, we had a two-day dip in production, however, Technology Credit Corp., the company that finances this phase for us, replaced the inverters at no cost to Hacienda Carmel. They are also very good about sending out a crew periodically to wash the panels.

7. **COMMITTEE REPORTS:** The following committees either presented and/or submitted reports:

- **Finance:** Jackie Graham, Treasurer and Committee Member, reported that the Finance Committee met on July 20th. They reviewed the after-audit statements from April and May and reviewed the June 30th statement, recommending approval of all three.

Ms. Graham went over the Reserve Fund expenditures for the month of July, 2023: We paid \$53,000 to Golz Construction to resurface the berm; \$765.57 to MJ Murphy for exterior building repairs; \$1,550.76 to MJ Murphy and Home Depot for fence repairs; \$2,800 to Lopez Tree Service for fire mitigation; \$9,500.00 to California Fire Protection for infrastructure repair (water main); \$3,105.43 to Granite Rock and Ewing Irrigation for landscape replacement; \$608.21 to Target for equipment replacement; \$1,067.92 to Kelly Moore for paint for the buildings; and \$5,597.45 to SR Smith for the new pool cover. The total expenditures from Reserves for the month of July were \$77,995.34.

The Finance Committee reviewed the healthcare policies which renew September 1st. The committee recommended we stay with the current carrier for medical, United Healthcare, at a 9.42% increase. We budgeted for a 13% increase. Also presented to the committee were the ancillary policies: Dental, Vision, and Life. The dental policy is with Humana and this year has an increase of 8.61%, or \$127 per month. Vision coverage is with VSP. This year there is no increase in premium. Likewise, the life insurance policy (which provides the equivalent of one-year salary, up to \$50,000) has no increase in premium. The committee recommends renewal of the same United Healthcare policy, with a 9.42% increase, and the three ancillary policies with the same carriers. Ms. Baca made a motion to approve the employee healthcare and life policies, with an increase of approximately \$28,000 per year. Mr. Kelly seconded the motion which carried unanimously.

When the Committee and the Board looked at financing the Property Insurance at the beginning of the fiscal year, they borrowed some money from Reserves, some from Solar Savings, and financed the rest. There was a discussion about paying off the financed portion and borrowing additional from Reserves when the CD and T-bill matured in July. The total amount maturing is \$300,000. The payoff amount of the loan is \$250,061.52. The committee recommends that the Board borrow an additional \$200,000 from Reserves and skip making the \$48,048 transfer from the operating fund to the reserve fund for the month of August – the money to be used to pay off the financing on the Package Insurance Policy.

COMMITTEE REPORTS, Finance, continued

Ms. Harnish made a motion to approve the recommendation from the Finance Committee to borrow an additional \$200,000 from the Reserve Fund (to be paid back within 9 months), hold off paying the August transfer to Reserves of \$48,048, and pay off the amount financed on the package insurance policy. Ms. Tugwell seconded the motion which carried unanimously.

The committee also recommended the Board approve the ordering of furniture for the top-floor rooms in Casa Fiesta from National Hospitality Supply, for a total of \$14,536.37. The allocation in the Reserve fund is \$42,000 for rooms 307-311. The flooring was purchased for \$2.49/sq. ft. (for a total of under \$6,000). Ms. Tugwell made a motion to approve the expenditure to National Hospitality Supply of \$14,536.37 for furniture for the top floor of the Guest House. Monies to be expended from the Reserve Fund. Mr. Quinn seconded the motion which carried unanimously.

The Ad hoc Audit Committee presented its report as follows: “In connection with the audit of the financial statements for the year ended 4/30/23, the Ad hoc Audit Committee met with the auditors on June 15, 2023. Following is a summary of the questions we asked and the auditors’ answers.

1. Do you have any questions for the Board? Yes
2. Are there any new laws that apply to our audit this year? Yes

We had a list of 7 questions for the auditors. Questions 1 and 2 are grouped together because the auditor’s answers are related. The new laws (reporting standards, actually) new this year pertain to leases, and the auditors had questions regarding our leases.

There are new Disclosure Requirements for Leases this year. The auditors asked about our various leases and had questions re: the hair salon lease (why so low at \$100/month), Casa Carmel (we confirmed the \$7,500/month rent), and EV Charging station. We told them we have a one-year agreement with Charge Point, and they informed us that charging revenue from others outside HC is taxable to us. (We had no such revenue as of 4/30/23 and haven’t yet). We will see the additional disclosures for leases on the notes to the audited financial statements.

3. Which minutes, if any, do you review?

The auditors told us they review the Executive session minutes and the open board meeting minutes. They do not typically request committee minutes. We told them all their questions on new leases would be answered if they reviewed the Finance Committee minutes.

4. Has any preliminary information you received from staff caused you to change your approach this year?

No.

COMMITTEE REPORTS, Finance (Audit Committee), continued

5. Has staff made any representations to you that you would like confirmed by the Board?

No.

6. How much time do you spend on payroll?

2-3 hours and they prepare YE accruals.

Mila recommended that we outsource payroll for security reasons. She said that hybrid management systems are common. That is, it's common in many HOA's to have independent contractors and employees both. She said that outsourcing payroll would not eliminate any employee positions as payroll is only one task.

7. Who typically signs the client representation letter and how does the letter affect the audit?

The Board President or Treasurer typically signs the letter. It's a standard letter covering many situations that is confusing to the nonqualified reader. The letter places the responsibility for the financial statements on the HOA. The auditors place no reliance on it, but it must be signed before the report is issued.

“After our questions, Mila had some general comments: she noted our utilities expenses were extraordinarily high, especially PGE. They had a copy of one of our PGE bills of \$32,000+ and we told them of a bill earlier this year in excess of \$62K, two-thirds of which were delivery charges.

“She noted that our Reserve Fund expenses were 50% higher than last year. We said yes, depends on the projects year by year. She said our percent funded of 38% is average, but we do want to aim for 50%. (It appeared she was getting confirmation of the Board's awareness of our high utility bills and reserve fund expenditures).”

Respectfully submitted,

Jackie Graham
Sara Harnish
Fran Baca

Fran Baca reported that the draft audited financial statements were reviewed by the Finance Committee at its July 20, 2023 meeting and that the Ad hoc Audit Committee performed the following procedures:

1. Reviewed the auditors' report which issued an Unqualified Opinion on the financial statements and a Disclaimer of Opinion on the Reserve Study as expected.
2. Reviewed the Notes to the Financial Statements and found them comparable to the prior year notes with the exception of the addition of Note 9 regarding Leases as expected.
3. Compared the Draft Financial Statements to the prior year Audited Financial Statements and noted no significant differences as expected.
4. Compared the Hacienda Financial Statements to the Draft Audited Financial Statements at April 30, 2023 after the post-closing entries were entered and found them to be in agreement as expected.

COMMITTEE REPORTS, Finance (Audit Committee), continued

5. Reviewed the auditor’s Significant Audit Findings Letter and noted that there were no significant items to report as expected.

Based on these findings, Ms. Baca moved, and Jackie Graham seconded that the Draft Audited Financial Statements for the year ended April, 30, 2023 be approved. Motion passed unanimously.

A brief discussion followed regarding the evaluation and retention of the current auditors. Ms. Baca moved, and Ms. Harnish seconded, that the Association retain the services of Levy, Erlanger & Company, LLP to perform the audit for the fiscal year ending April 30, 2024. Motion passed unanimously.

Ms. Graham reported that the Investment Committee met on July 20th following the Finance Committee meeting. They recommended the Association purchase a 9 month CD for \$150,000. Ms. Graham made a motion to approve the recommendation of the Investment Committee. Ms. Harnish seconded the motion which carried unanimously.

- **Architectural Review:** Connie Winners, Chair, reported: “ The new Architectural Review Committee met on July 12th. Introduction of committee members and Board liaison were introduced. A new chair was elected, and Mr. Hedberg discussed pertinent documents for the committee that had been distributed prior to the first meeting.

“The committee received 7 requests for change approved in accordance with the Architectural rules. We received one request for change to the common area from unit 64 and 65 constituting a variance from the Board for the installation of a new walkway from an existing sidewalk to the back entrance of their patio gates. There was considerable discussion of this area and what it would require since it slopes and requires drainage work. The estimate of \$1,600 would be shared by the Association and the owners. The committee recommends the Board approve the request for variance. Following some discussion, Ms. Baca made a motion to approve the variance for a walkway by units 64 and 65, the cost to be shared by the Association and the owners. Mr. Carriere seconded the motion which carried unanimously.

- **Fire-risk Assessment & Mitigation:** Bill Quinn, Chair, reported: “The first item to report was a visit to the Association by CalFire Captain Shayon Ascarie on June 20, 2023, who met with four members of the FRAM Committee, together with the GM and David Mora. A tour was conducted to point out and discuss potential fuel reduction projects on the Association’s West End parcel and its Cypress Fire District grant proposals for the 2023-24 grant cycle.

“On June 30, through the indefatigable efforts of FRAM Committee member Mary Pat Adams, the Committee submitted on behalf of the Association a grant request to the Cypress Fire District for \$40,000 (in a \$20K to \$20K matching grant) in order to continue its wildfire fuel reduction projects, largely around the berm and the West End, for the 2023-24 grant cycle. Ms. Adams was assisted in this effort by Association Member Cheryl Einsele, to whom the Committee extends its sincere thanks and gratitude. The grant funding Committee of the Cypress Fire District will meet this month to review the numerous applications and will issue its decision of awards of grant funds on July 27.

COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued

“On Wednesday, July 12, the Fire-risk Assessment & Mitigation Committee held its monthly meeting. As usual, the first item on the agenda was a report to the Committee by the General Manager. The Committee members were informed that the final changes to the new site map of Hacienda Carmel prepared by Ward Engineers were under way. The specific final changes pertain to the numbering of all Units, and the inclusion of the Association’s concrete walkways through addition of a CAD layer to the site map, which may be provided to Ward Engineers by Rana Creek landscaping.

“The Committee’s agenda also included discussion of the 2nd Special Meeting sought by a petition under §7510(e) of the State’s Civil Code to address issues about the Landscape Master Plan for the Association developed by Rana Creek. Scheduling for this meeting is governed by §4.13 of the Bylaws, and the Committee discussed preparation of the meeting’s agenda. The Special Meeting was scheduled for Wednesday, July 19 at 10:00 am, which constituted a change to its original date of Thursday, July 27 following the regularly scheduled meeting of the Board of Directors. The issue of participation in this Special Meeting by the Board of Directors, including any prefatory information or comments that might be made by Board members, was tabled and referred to a separate Executive Session of the Board on how best to respond to its statutory duties, other than simply arranging the Special Meeting, under the provisions of §7510(e).

“A discussion was then undertaken by the Committee on the Association’s “Long Range” goals as set forth in its 2021 Report to the Board. Since the “Short Term” goals of the FRAM Committee are nearly completed, only the need to develop specific and targeted plans for the implementation of the Association’s Long Range goals remains, which largely consist in part to address the chronic overplanting within area of the berm. The Committee’s consensus on this was that in order to comply with both State law and with the standards of Firewise USA, the needed significant distancing or spacing between vegetation, and the structures near vegetation, must be resolved. This includes horizontal distancing to reduce ignition risks, vertical distancing to reduce ignition risks, chimney and stovepipe outlet distancing of 10’ from any vegetation, and removal of problematic vegetation from “zone zero” areas within the berm. This required distancing and spacing will involve removal of a sizeable amount of vegetative material to bring the Association into compliance and, in the absence of any grant funding to effect this distancing, will need to be a sustained effort over years to complete the task.

“The Special Meeting discussed above was held on July 19 at 10:00 am, in Casa Fiesta, and was well attended. Through the primary efforts of the President, the Board of Directors collaborated on producing an informational handout of facts to provide attendees with correct data pertaining to the stated purpose of the Special Meeting, which was “...to discuss current and future expenditures related to the master landscape plan, and how the Board plans to budget for these expenses.” In light of the handout, no prefatory remarks were made by any member of the Board of Directors, in lieu of allowing the petitioners, and any others, to speak freely about their concerns. Prior to the open forum, there was a question-and-answer session between the Members and Capt. Shayon Ascarie of CalFire, who had been invited to attend the meeting by a Member. Following that question-and-answer session, the Special Meeting got underway, and multiple Members took the opportunity to speak openly about the views they held regarding the Master Landscape Plan that was the core subject of the meeting.

COMMITTEE REPORTS, Fire-risk Assessment & Mitigation, continued

“Finally, in work not directly under the auspices of the FRAM Committee, that Committee’s Chair undertook to resolve significant errors in the Association’s formal Legal Description of its real estate holdings which are recorded with both the State of California and the Monterey County Recorder. Those errors were found, and have now been corrected, and are ready to be filed as corrections to the Legal Description Exhibits to the Association’s Articles of Incorporation and its CC&Rs, or Declaration.” Mr. Quinn reviewed the corrections to the current recorded document with the Board. Mr. Quinn made a motion to submit the corrected legal description to Berding and Weil for legal review and filing, and determination of need (or not) for vote of membership, as the document is part of the CC&Rs. Ms. Harnish seconded the motion which carried unanimously.

- **Policies & Procedures**: Sara Harnish reported: “The Policy & Procedures Committee met on July 13 with members Fran Baca, Sara Harnish, Niki Tugwell and advisors Robert Hedberg and Jeanne Miletti. Member Elizabeth Husby was not in attendance.

1. The Committee discussed but did not appoint a Chair.
2. Job Descriptions for staff. The Committee determined that no further interviews with staff are necessary at this time and the Committee is in position to begin drafting job descriptions. The Committee discussed and will recommend to the Board in executive session under employee matters approval of a format so that the drafting of job descriptions can begin. The format includes sections titled Position Summary, Primary Responsibilities, Other Essential Responsibilities, Essential Skills, Qualification/Education Requirements and Physical Requirements. The Board will be provided with a sample draft job description.
3. Use of G&G Rooms. The Committee will follow-up in executive session regarding our attorneys’ recommendation to draft written agreements with the doctor and the massage therapist. The Committee will ask the Board to direct the General Manager on how to proceed with this matter; that is, do we want our attorneys to draft the agreements? The termite shop is in the process of being cleaned out. Storage in carport three has been rented to a member and the Committee is still working on ways to clear out personal items in G&G 5.
4. Ground Rule regarding Pickleball play. The Committee determined that it is the consensus of the membership polled to limit pickleball play to residents only. The Committee directed the General Manger to draft a Ground Rule to be submitted to the Board for consideration.” The draft of the new Ground Rule is as follows:

Hacienda Carmel Ground Rules

15. USE OF CASA FIESTA FOR PICKLEBALL PLAY

- a) Pickleball play on HCCA property is limited to the designated court in Casa Fiesta only.
- b) Pickleball play is restricted to Residents of Hacienda Carmel only.
- c) All Residents who choose to play pickleball in Casa Fiesta do so at their own risk.

Ms. Baca made a motion to approve the new draft Ground Rule on Pickleball. Ms. Harnish seconded the motion which carried unanimously.

COMMITTEE REPORTS, Policies & Procedures, continued

5. “Proposed changes to Ground Rule #14 and discussion on CCR-9 tabled until completion of job description work.
6. The Committee discussed a policy regarding authorized GM and President spending and will request direction from the Board to draft said policy.”

Ms. Baca requested that the Board authorize the Policies & Procedures Committee to discuss and bring a recommendation regarding authorized spending limits, so that emergency expenses (such as repair of the van) can be done without having to call a meeting of the Board for approval. Ms. Baca made a motion to direct P&P to draft a policy regarding spending limits. Ms. Harnish seconded the motion which carried unanimously.

- **Events & Entertainment:** Michael Zarefsky submitted a report: “Our July 4th Apple Pie and Ice Cream event was a huge success. Approximately ninety people enjoyed the festivities. All eight large Costco pies were consumed by our attendees.

“We have scheduled a piano recital for July 30th by a graduating piano student.

“The E&E Committee is in the midst of planning for our annual Hacienda Carmel Birthday celebration to be held on August 12th. A raffle will be held, and we already have several items donated.

“Since it’s still early in the fiscal year, the financial report doesn’t reflect our bigger upcoming events.

“As noted in the financial report, we have a net receipts over disbursements of \$324.00 (rounded) through July 10th. As a result of a \$5.00 fee for the Memorial Day event and 131 people contributing, the receipts exceeded the costs. As of July 10th the unused budget funds total \$7,524.00.”

8. UNFINISHED BUSINESS:

- **Proposal to hold Regularly Scheduled Member Forums:** A written proposal to hold forums for the membership was modified to one page and has been available to all members in the wall rack in Casa Central for the last month. The Corporate Secretary formally requested approval to hold the first forum on August 7th from 1pm to 3 pm in Casa Fiesta. Mr. Sutton does not feel the Board needs to vote on approval of the forums, nor are minutes required.
- **Further Discussion of Master Landscape Plan:** Mr. Sutton explained that the Board wishes to review the remarks made at the Special Meeting of July 19th before making a decision on the landscape plan. The decision will be moved to next month.
- **Letter Regarding Art Studio Patio:** Ms. Baca asked that the vote on expansion of the Art Studio patio be tabled until next month when it can be placed on the agenda.

9. **NEW BUSINESS:**

- **Appointment of Policies & Procedures Chair** : Ms. Tugwell nominated Sara Harnish for Chair of the Policies and Procedures Committee. Ms. Baca seconded the nomination and it carried unanimously.
- **Appointment of Ad Hoc Fire Alarm Committee**: Mr. Sutton read the names of the people who have agreed to serve on the Ad Hoc Fire Alarm Committee: Ken Rothstein has agreed to Chair the committee, Art Sutton, Fran Baca, Holly Carlin, Bob Kampwerth, and Gus Underdown. Ms. Baca made a motion to approve the proposed committee. Ms. Harnish seconded the motion which carried unanimously.
- **Discussion of HOA Meeting Minutes**: Tabled.

10. **COMMENT PERIOD FOR MEMBERS:**

- Dale Agron, unit 297 volunteered to take minutes at the forums. She suggested Janet Brennan and Sam Farr as possible contacts to have the legal description of the property filed.
- Mary Lou Donegan, unit 291, expressed concern over the possible cost of replacing the fire alarm system and asked how much money we have spent on engineering firms, and how much did the site map cost? She cited the letter against the Rana plan with 71 signatures and asked how many people *are* in favor of it?
- Flossie Stowell, unit 264, would like less formal meetings for the forums in a more comfortable location.
- Connie Winners, unit 197, agreed that the forums should be held in smaller rooms.

Sara Harnish noted she would like to see how many attend the first meeting and what the interest is in holding more meetings.

11. **ADJOURNMENT**: The meeting adjourned at 12:31 p.m. The next regular Board meeting will be held on Thursday, August 24th, at 10 a.m. in Casa Fiesta. The Board will meet at 8:30 a.m. in the Durr Room prior to the open meeting.