

Minutes

PPCA Board Special Meeting

August 5, 2016

Present: Elton Miller, Mark Johnson, Larry Thomas, Will Caballero, Kim Thomas, JoAnne Eppers

Meeting called to order at 6:34 by Elton.

Bylaws Updating- Larry made several recommendations, see attached, as amendments to our Bylaws.

JoAnne needs to develop of 'form of record' for the directors to sign their consent to email voting. Kim motioned to adopt these new articles, Elton seconded and the motion passed. Mark motioned to send the new articles to Chris Reis for review, Will seconded and the motion passed.

Also, it is a good time to add in language about optional membership of Sandcastle 5, and how we'd like to address future developments. **JoAnne** is to find the letter that went out to Sandcastle 5 in about 2013 discussing their optional membership.

Electronic voting needs to be in a formal format, ie: 'I motion..., I second....' And will need to be printed and kept in a hard copy file by the Secretary. Electronic voting will be majority rule. All email voting prior to the Board's regular meeting will be reviewed at the next meeting.

Survey The final quote from Columbia Northwest Engineering to survey the lower park road and three walkways to the upper park is between \$3900-\$4300. Kim motioned to accept this quote, not to exceed \$4300, Will seconded, the motion passed. **Elton** will deliver the contract and schedule the survey.

JoAnne is to send out a letter to the affected home owners, informing them of the work.

Once the survey is complete we will need to have some of the irrigation re-routed so that it is on the PPCA system and not individual home owners'. **Will** will get us on Minantoni's schedule for the fall for this and other outstanding upper park irrigation projects.

Basketball Court Resurfacing is under way. Should be done shortly. Homeowner Sonya Smithgall requested Pickle Ball lines be painted as well. Unfortunately the request came in as work was being done, and the cost to add the lines at that time would have been above \$1500. An unofficial email vote was taken (as we do not have an official procedure in place), and the majority vote was 'no'.

With the completion of the court resurfacing, hopefully we can invite the neighborhood out to play soon.

Kim motioned to buy new nets, JoAnne seconded, the motion passed. **Larry and Kim** will purchase and install.

Park Bark The upper park big toy area is in need of fresh bark to fill especially under the swings. We can purchase 5 yards at \$50 a yard from Basin Bark, have it delivered and all pitch in to rake it around. Kim motioned we purchase the bark, not to exceed \$400, Mark seconded, motion passed. **JoAnne** will set up delivery the week of August 15.

Lower Park Port a Potty Enclosure JoAnne presented cost estimates from Northwest Fence Company in Spokane. As a group, we decided we liked the option of a 3 sided enclosure, no gate, with the port a potty

door facing the lake. The privacy slats are to be brown or green with the chain link in regular galvanized silver. JoAnne is continuing to get local bids, but based on the first quote, Mark motioned JoAnne has authority to contract the work not to exceed \$3200. Kim seconded, the motion passed.

Park Clean Up 'Donation' Larry motioned that we raise this line item to \$600 annually in the budget, Elton seconded, the motion passed.

Volleyball Net There was a delay because of an illness with contractor Bob at Mr Lawn. Hopefully we are back on track and Kim will schedule work as early as it is possible.

Soccer Nets Will recommends a medium size net, 6.5'x12'. After reviewing other options, Mark motioned that Will order quantity 2 of his recommended net, not to exceed \$2000. JoAnne seconded, the motion passed. Will will order the new nets.

The old nets will need to be removed and disposed of. Elton will contact Brad from Desert Sun Landscaping to see if he can do the job. Mark motioned that Elton be approved at most \$500 for the contracted work, JoAnne seconded, motion passed.

There was discussion about marking lines on the field and it was decided to table this topic.

Upper Park Bathroom JoAnne suggested Michael Bickler as our contractor for this project and will contact him with the specifications. We will present the community with a vault option, and hope for a port a potty solution based on cost of installation and ease of maintenance. Also we will investigate a hose bib/spicket and some security lighting that isn't too intrusive for adjacent neighbors. JoAnne will draw up an outline of work based on the Boards discussion and send it to Michael to start talking about cost.

There was discussion about the upper park trash cans needing to be replaced. New options will be researched.

Meeting adjourned at 7:45.

Will paid for breakfast, thanks Will!

Under Article VI add: (changes in *italics*)

Executive Board of *Directors*

6.1 Management. The Executive Board *of directors* shall consist of the *officers of the Association and not to exceed (3) three general members of the Association and in good standing with the Association.*

6.4.2 Special Meetings and Notices. Special meetings may be called...Board. Notice of any special meeting must be given in person, in writing, *or electronically transmitted to directors who have consented, in the form of a record, to receive electronically transmitted notices*, not less than (7) days prior to the meeting.

6.5 Voting. *Each director shall be entitled to (1) vote. Voting at regular or special meetings shall be in person or by conference call.*

6.6 Voting by Email. *Email voting is permitted for making decisions between meetings provided directors have consented, in the form of a record, to receive electronically transmitted notices and to vote electronically.*