

Meeting of the Board Minutes

Minutes from September 17, 2024



Agenda item: Call to Order

Presenter: Monica Wasden

Conclusions:

The meeting was called to order at 7:28 p.m.

Agenda item: Establishment of Quorum/Roll Call

Presenter: Dan DeBacco

Conclusions:

A quorum was established. Directors Monica Wasden, Dan DeBacco, Leo Stegman, and Todd Landgrave were present. Director Jim Allen was excused.

Agenda item: Proof of Notice of Meeting

Presenter: Dan DeBacco

Conclusions:

Dan DeBacco confirmed the Proof of Notice of Meeting.

Agenda item: Consent Agenda

Presenter: Monica Wasden

Action Items:

- Approval of Board Meeting Minutes of Action from August 2024
- Approval of Finance Committee Minutes from July 2024
- Approval of Architectural Review Committee Minutes from August 2024
- Approval of Design Review Committee Minutes from August 2024

Conclusions:

A motion was made by Dan DeBacco and seconded by Todd Landgrave to approve the Consent Agenda. Motion carried.



Agenda item: Member Forum

Presenter: Members

Discussions:

None

Agenda item: Director Comments

Presenter: Board of Directors

Discussions:

Dan DeBacco: Thanked Brice, staff and Finance Team for the work on the 2025 budget.

Leo Stegman: Thanked Brice, the Finance Committee and Staff regarding the 2025 budget process.

Agenda item: Committee Reports

Presenter: N/A

Discussions:

Delegate Meeting:

Finance Committee: Brice Kahler presented the August 2024 Finances. He presented and discussed the HRCA balance sheet, cash flow statements, and income statements. Time was allotted for Q & A with the Board.

Conclusions:

Motion was made by Leo Stegman and seconded by Dan DeBacco to approve the August 2024 Finances. Motion carried.



Agenda item: General Manager Report

Presenter: Mike Bailey

Discussions:

General Manager Mike Bailey commented on the following:

- Shared with the Board information about the Community Association Institute Large Scale Managers Workshop he attended.
- Thanked Brice Kahler, Staff and the Finance Committee for the work on the budget.
- Thanked the Board of Directors for their involvement in planning and active engagement in what is going on at HRCA.
- Recognized Nick Bravata and Woody Bryant for their educational accomplishments.

Agenda item: Continued Business

Discussions:

None

Agenda item: New Business

Discussions:

- Board review of Finance Committee applicant Erik Vaska

A motion was made by Leo Stegman and seconded by Dan DeBacco to appoint Erik Vaska to the Finance Committee. Motion carried.

Agenda item: Delegate Forum

Presenter: Delegates

Discussions:

Colin Campbell | Delegate District #115: Colin is trying to understand why he would need to assign a proxy to attend the meeting via Zoom and why he is not allowed to participate actively in the online meetings. Legal counsel shared information regarding what the purpose of the Proxy form is. Mike Bailey information



regarding in-person meetings and that meetings did not meet quorum for several years prior and coupled with it being difficult for staff to manage online vs. in person.

Pattie McGuinness | Delegate District #112: Wanted to share that she supports what Colin Campbell shared. Pattie asked if there was some training that could happen to allow HRCA to be more up to date on current technology.

Agenda item:: Adjournment

Monica Wasden

Conclusions:

The Board of Directors Meeting adjournment was motioned by Dan DeBacco and seconded by Todd Landgrave. Meeting adjourned at 7:46 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jim Allen", is written over a horizontal dashed line.

Jim Allen