



From the President's Desk.... #2

Dear Homeowner,

This week I want to address the issue of **"open Board meetings"**; the homeowners **"right to speak"** and how future meetings will be conducted.

First, **The purpose of a HOA Board meeting.** I think we need to be reminded that Board meetings are not neighborhood social events or Town Hall meetings. The Board of Directors bears the ultimate responsibility for operating the resort on behalf of the owners. The main purpose of a HOA Board meeting is for the Board of Directors to conduct official business on behalf of the association/homeowners. It is the role of the Board to set the policies, standards, procedures, programs and budget of the association.

Open Board meetings are meant to serve as a transparent forum where Board members make executive decisions on behalf of the association and its members concerning these items. This is a forum where homeowners are welcomed (and encouraged) to attend and **observe** the work of their Board.

During the meeting, at certain times, homeowners have the opportunity to speak.

### **The Homeowners “right to speak.”**

Generally, there are two times when a homeowner has the right to speak during a general Board meeting. The first, when there is a motion on the table, that has been seconded and the chair has called for discussion by the Board members. Only at the end of the Board members discussion, the chair will open the discussion to the floor. Owners are invited to ask a question(s), seek clarification or give an opinion for or against the motion. The chair has the prerogative to set a reasonable time limit for impute from each homeowner (usually two minutes) and to limit the individual to speak only once per motion. *The homeowner is allowed to only address the motion that is before the Board.* If a homeowner wishes to speak he/she needs to raise their hand and wait to be recognized by the chair. Once recognized, they will come to the podium and speak by first giving their name and lot number.

Speaking without being recognized by the chair, aggressive homeowners shouting out hurling accusations or insults, using profane language towards Board members or owners is not only unprofessional and inappropriate it is unproductive and doesn't continue to move the conversation forward. **Such behavior will not be tolerated.**

After a reasonable number of owners have spoken the chair calls for the question. At this time all conversation and debate

end. The Board votes on the motion. And moves on to the next agenda item.

Remember, in this situation, the owners right to speak applies only after a Motion and been seconded and discussed by the Board members, and not after every agenda item or a Board member speaks.

The second time that a homeowner has the right to speak at a Board meeting is under the agenda item: *Homeowner Comments*. If you wish to speak during this time you need to raise your hand and wait to be recognized by the chair. When recognized, please come to the podium, state your name and lot number for the minutes. Each homeowner will be allowed to speak only once for two minutes. (Some individuals find it difficult to speak publicly or in front of groups. I would encourage you to write out your comment(s) and then read them, submitting your written comment(s) afterward to the secretary).

Any motion that was voted on during the meeting, **cannot** be brought up again for further discussion during the Homeowners Comments.

Please know that we as a Board values your input and comments. Having said that, my experience is that far too often items are brought up at general Board meetings that are not the “business” of the Board. The Board is not responsible for the daily running of the resort, that is the responsibility of the General Manager, in our case Phil Phillips. Remember, as I

stated earlier, the Board sets the policies, standards, procedures, programs and budget for the resort. Example, the Board sets a policy under RULES and REGULATIONS 32.0-32.2 that *pet owners must remove fecal and vomit matter immediately from the dog run*. If a pet owner violates this rule, the complainant needs not to bring this before the Board, but to go to the front office and file a written complaint. At that point it goes to the staff person in charge of compliance (general manager) and he will follow up.

If we want issues addressed, and I hope we do, it's important that we address them to the proper people.

Two final comments: When addressing the Board, I would personally find it helpful if you don't make general comments like: "Everyone thinks the Board should do this or that..." or "Everyone in my neighborhood wants..." Whenever you address the Board, unless you chair a committee or organization and you state that you are representing that committee or organization, you only represent yourself. The Board represents the community, you as a homeowner represent yourself. Other people can speak for themselves.

And secondly, when someone says "I *feel* that the Board doesn't listen to us." I personally feel no need to respond to that statement nor would it be necessarily appropriate. People have a right to feel any way they want and feelings are neither right or wrong, good or bad. How you feel is how you feel and I want to try and always respect your feelings.

On the other hand, if you say “I don’t *think* the Board listens to us.” That’s a different story. Thinking involves facts and facts can be confirmed, disputed or challenged. I would ask “who are the “us” and in what specific things or areas do you think the Board is not listening? You can always have a great conversation, when people think!

Larry Weidner, President