

APPROVED

LOCH LOMOND PROPERTY OWNERS ASSOCIATION
GENERAL MEMBERSHIP MEETING
MINUTES

September 5, 2021 – 10:00 a.m. – Loch Lomond Fire Station

I. CALL TO ORDER

Board Directors present:

Vice President Bryan Blake and Secretary/Treasurer Suz-Anna Morandin

Vice President Blake called the meeting to order at 10:10 a.m.

II. PLEDGE OF ALLEGIANCE

Vice President Blake led the members in the pledge of allegiance

III. LOCH LOMOND MUTUAL WATER COMPANY - MEETING

Vice President Blake turned over the meeting to Jim Gibson at 10:15 a.m.

IV. APPROVAL OF THE AGENDA

Vice President Blake resumed the LLPOA meeting at 11:00 a.m. He thanked the Water Board for their work. Motion was made to approve the agenda. Mike Peterson made the motion and Judy Cortesi seconded the motion. Voice Vote was done and it was approved.

V. REPORTS

Treasurer's Report:

VP Blake asked Secretary Morandin for the Treasurer's Report. She passed out the excel spreadsheet and explained the Operating and Capital Accounts. Operating as of August 31, 2021 has \$19,521.83 and Capital has \$23,943.09.

On July 3, 2021, we held a dinner at Biggi's Resort. This was not a fundraising dinner, but rather a dinner that families wanted to do in order to be together since they had not seen each other for over a year due to the pandemic. After calculating the income vs the expenses, there was \$1,451.25 extra and it was deposited into the LLPOA bank account.

Peg O'Brien asked S. Morandin how she does the reconciliation. S. Morandin explained that West America bank provides President Dorn with electronic copies via a confidential site. D. Dorn forwards to S. Morandin who then does the excel spreadsheet as well as a Box Statement. These are then forwarded to President Dorn and VP Blake who can review. S. Morandin has been doing this since January 2020.

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Jim Reidy asked to speak and he recapped his interactions that he has had for the past several months with the Board and, especially with President Dorn.

VP Blake asked for the floor back from Jim Reidy so we could conclude the Treasurer's Report. B. Blake did state that all this needs to end and we need to put issues to bed. He stated he wanted to apologize to the membership on behalf of the Board. He said that he had copies of some bank statements and if people wanted to see them, he would invite them to come sit on his cabin porch. Peg O'Brien asked that the new Board make a report.

Nominating Committee Report:

VP Blake asked Secretary Morandin to lead the Nomination Process Report and the Election of new officers.

S. Morandin explained the outreach that was taken by the Committee (herself, Mike Peterson, and Bryan Blake). There were phone calls, emails, letters, and website announcements. She went through the job descriptions and the terms for the positions. This is especially important to note:

Each position serves for a 2-year term.

*September 2018 Labor Day Meeting the following position for elected: Secretary and Director at Large. Term began January 1, 2019 and ended December 30, 2020. However, no one volunteered and elections were unable to be held in September 2020. Therefore, newly elected individuals to serve January 1, 2022 until December 31, 2023.

*September 2019 – Labor Day Meeting the following positions were elected: President, Vice President and Treasurer. Term began January 1, 2020 and ends December 30, 2021. Therefore, newly elected individuals to serve January 1, 2022 until December 31, 2024.

Questions from the floor:

1. Question - On the slate that the Nominating Committee presented. Donna Pfeffer was originally listed as a candidate for the secretarial position. A few days before the September 5 meeting, she had respectfully declined the nomination. The question was if we do not have a candidate for the secretarial position, what do we do? S. Morandin pointed out that in the Bylaws it states that the President/Board can appoint an assistant secretary until one is elected.

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2. Question – What does the Director at Large do? This position was primarily established to oversee the pool operation but also serves as one of the tie-breakers on the board of (5) people.

Jim Reidy asked to be recognized as he wanted to make a nomination for the secretary position and hoped that the person would accept. His nomination was Charlene Crowley and she accepted.

Each candidate was introduced and asked to say a few words and share their vision for the LLPOA.

President – Bryan Blake stated he has been here 10 years, wants to get the pool back, wants to get dinners back, wants to get the younger people involved with the pool, and wants to represent the entire membership. He also wants to do outreach and do a better job of contacting new property owners. Madelyn Martinelli did speak up and say that the Real Estate offices in the area do tell potential buyers about the LLPOA which, by the way, is not a home owners association.

Vice President – Mark Quilici stated that his family has been here for over 60 years. He was primarily more active with Biggi's Resort but now owns a cabin outside of Biggi's. He wants the community to be together whether it is with or without the pool.

Treasurer – Lisa Biasotti state that her family has had their cabin for many years. Her background is product manager and has worked with balance sheets and financial reports.

Director at Large – John O'Brien stated that his brother Kevin O'Brien worked on the pool. Their family got it always ready to open on time. His mission is to get the volunteers and do whatever else to get the pool opened next year.

Secretary –She served previously as board secretary. Her sons Chris and Jim are here today. She thinks it is important we follow the laws and the bylaws that keep us in good standing and if we want to look for new ways to include people with the earlier talk of rewriting the bylaws maybe we can consider that for board positions we do as we did with committee memberships and allow family members of members in good standing to be considered. Otherwise, we can end up with a lot of older people on the board.

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Mike Reidy spoke up saying we need to be able to encourage our children and get them involved. They are our future and agreed that family members should be recognized and involved in the LLPOA.

Judy Cortesi asked to be recognized. She stated that she and Madelyn Martinelli live up here and are witnesses to what the current landlord, Caroline McCahey, has done to the community. Caroline talks from both sides of her mouth. Mark Quilici said that things might be short-lived anyway and this is when VP Blake asked the members if they knew that the Loch Lomond complex (store, restaurant, pool, etc.) was for sale.

Secretary Morandin asked for a point of order and reminded people we were to focus on the doing the elections at the moment.

Tom Sabbadini made the motion to close the nominations and do the elections. Lauren Wheat seconded the motion. Voice vote was done and the motion passed.

Mike Mahoney made a motion to not do a paper ballot but rather just do a show of hands. Jim Gibson seconded it. Voice Vote was done and the motion did not pass.

Voting took place and Paul Zarich, with son Giovanni, and Kathy Gibson assisted Secretary Morandin in counting the ballots.

Paul Zarich confirmed the process and announced the following new Board of Directors:

President – Bryan Blake

Vice President – Mark Quilici

Secretary – Charlene Crowley

Treasurer – Lisa Biasotti

Director at Large – John O'Brien

VP Blake asked to wrap up the meeting and for members to go enjoy their Sunday. He asked if anyone had any announcements.

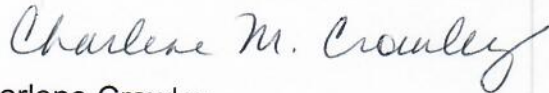
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Melanie Taylor asked to be recognized. She stressed that we all have the best interest for Loch Lomond and we should be able to see our neighbors, enjoy dinners together, and be friends. She thanked Suz-Anna Morandin for all her hard work for the last years. She stated that whether we agreed with or not with our President Dennis Dorn that he should be thanked for all his hard work. We should remember we begged him to take the job that no one wanted! We need to give him credit.

VP Blake adjourned the meeting at 11:55 a.m.

Respectfully submitted,
Suz-Anna Morandin
Secretary
On this 5th day of September, 2021

These meeting minutes were approved by the LLPOA Membership on May 29, 2022.



Charlene Crowley
Secretary, Loch Lomond Property Owners Association