

## YLOA Board of Directors Meeting Minutes

Meeting Type: Board of Directors Meeting  
Date/Time: Tuesday, September 24, 2024, at 6 p.m.  
Location: Clubhouse and Zoom Virtual Meeting

### 1. CALL TO ORDER & ROLL CALL

President Rajecki called the meeting to order at **6:03 p.m.**

Roll call was conducted. Director Sartain and Treasurer Britt were absent\*.

### DIRECTOR ROLL CALL & ESTABLISHMENT OF QUORUM

Richard Rajecki, President  
Rose Mackey, Vice President  
Steve Brannon, Secretary  
Ken Sartain, Director\*  
Cheryl Bluhm, Director  
Beate Olivas, Director  
Pam McDaniel, Director  
Dennis Britt, Treasurer\*

**Additional Attendees:** Executive Director Jeremy Mayes and CAM Beth Hatch

2. OPEN FORUM: One member addressed the board.
3. APPROVAL OF MINUTES: The board reviewed and approved the August 27, 2024, regular board meeting minutes with changes. **Director Bluhm motions to approve with changes, seconded by Secretary Brannon. The motion passes 6-0.**
4. REPORTS
  - 4.1 Manager Report: Executive Director Mayes provided an update on recent activities and repairs across the community. No staffing updates.
  - 4.2 Treasurer Report: 103 accounts with Fiore for collections. 48 active CAN plans. Five accounts on payment plans with Fiore. The total outstanding amount is \$1.2MM.
    - 4.2.1 Liens: Vice President Mackey read the following: In the executive session meeting which took place on September 20, 2024, the board of directors authorized its attorneys to initiate an action for the judicial foreclosure of the Association's lien against the following properties: 093-150-004.
  - 4.3 **Director Bluhm motions that YSPUC provide monthly financials to the YLOA board, including a statement of activity, statement of financial position, statement of cash flows, bank statements, and an accounts receivable report from RVS that includes aging financials. Director Olivas seconds the motion. Discussion. The motion does not pass 3-3 (with Directors Bluhm, Olivas, and McDaniel voting yes).**

4.4 Department Head & Committee Reports: Reports provided to the directors.

5. EXISTING BUSINESS

5.1 Leadership Policy—**Director Bluhm motions to table the leadership policy, which President Rajecki seconds. The motion passed 6-0.**

5.2 Short-Term Rentals—**President Rajecki motioned that the short-term rental policy be sent to the Environmental Control Committee for review. Director McDaniel seconded the motion, which passed 6-0.**

5.3 Motion for Officer’s Online Banking Actions

5.4 Motion for Minute Recordings

**5.4.1 Director Olivas motions to remove 5.3 & 5.4 from the agenda. Seconded by Director McDaniel. The motion passed 6-0.**

6. NEW BUSINESS

6.1 Payment Plan Policy—**Director Bluhm motions to approve the payment plan policy if legal approves it. Director McDaniel seconded the motion, which passed 6-0.**

6.2 Committee Policy—**President Rajecki motions to move the committee policy to the Governing Documents Committee, seconded by Director Bluhm. The motion passed 6-0.**

6.3 Committee Reports – provided to the directors and members present at the meeting.

7. Executive Sessions: August 30, 2024, treasurer appointment. September 12 and 20, 2024, attorney interviews, legal, funding, contracts, and collections.

8. Director’s Comments.

9. **Adjournment** at 8:25 p.m.



YLOA Secretary Signature

Oct. 25, 2024

Date