

ORCHIDLAND COMMUNITY ASSOCIATION, Inc.
Approved Minutes of the Special Board of Directors Meeting
AUGUST 28, 2014

Call to Order: The President, Nikhil Inman-Narahari, called the meeting to order at 6:12p.m. Quorum was established and the meeting took place at Blaine's.

Roll Call: BOD Members Present: Nikhil Inman-Narahari, President; Wayne Carey, Vice President; Barbara Gantt, Corporate Secretary; Janet Somalinog, Treasurer; Richard Greever, Interim Director; Tegen Greene, Interim Director

Guests: Armon Collman, Bob Dexter, Dave Assve, Yen Chin, T. McMahel, Richard Ellis, Don Jacobs, Jim Costello, Ralph Boyea, Ariel Murphy, Roger Hawney, Marti Morishige, Dean & Mary Monroe, Shirley Mendoza

Announcement: Outbursts, screaming or bad behavior in the restaurant must not occur or OLCA will no longer be welcomed at Blaine's for meetings.

Agenda: Richard Greever motioned to accept the agenda as written with allowances to table items as needed or agreed upon. Janet Somalinog 2nd. Discussion occurred. **VOTE: 5-yes, 0-no, 0-abstained. Motion carried.**

Unfinished Business:

Decision on Orchidland Drive Project: Last BOD meeting's motion on 8-19-14 was taken back off the table and read as follows: **Janet Somalinog motioned to postpone the chip-seal surfacing on lower Orchidland drive. Tegen Greene 2nd.** Janet Somalinog amended motion to have a professional analysis done by another licensed contractor to convince all that the road repair is most suitable in regard to lower Orchidland drive. **Barbara Gantt 2nd.**

Richard Greever amended motion to solicit a legal opinion regarding using chip seal funds for this project to indemnify board. No second was heard. He also wanted to find out more about the funds previously collected and if the Board is indemnified, if they move to go forward with Orchidland drive.

A long Discussion ensued, general membership included, in terms of continuing on with getting Orchidland done, or delaying it for another opinion. The consensus of the guests present was emphatically to get it done. The funds were collected and people want it done. It was established that the chip-seal fund doesn't say anything about including or excluding Orchidland drive. The Board at that time thought it was beyond repair, but once it was found out that Orchidland drive is repairable, then the funds can be used for roads that are repairable. A contract is in place with a contractor and a member mentioned to get on with letting them go to work. Ralph Boyea submitted a detailed account of how the chip seal repair of Orchidland drive is legal and consistent with the mandate of the General membership. (Statement on file). It was noted for the record by the President, Nikhil

Inman-Narahari that the motion as passed doesn't expose to board if the funds are used for Orchidland drive.

Janet Somalinog: felt that a current written opinion that isn't three years old needs to be done because in the voter's mind they were set up thinking Orchidland drive wasn't going to be repaired. They had this mindset; so, then to lump Orchidland drive in with chip-seal repair doesn't seem fair.

Many Guests spoke and said they wanted Orchidland Drive to move forward as voted on by the membership. "No more waiting, move forward, and get it done" was echoed by multiple Guests.

Nikhil Inman-Narahari: noted the Board's needing to be cautious of an overabundance of caution and that Janet Somalinog is correct that how it was worded could have been clearer, but as passed, there's nothing disingenuous with moving forward with Orchidland drive. **Vote: Yes-3, No-3. Tie. Motion did not carry.**

Barbara Gantt Motioned to move ahead with Orchidland drive as soon as possible under strict supervision as organized by the road committee. Wayne Carey, 2nd.

Discussion: Janet wanted to go on record that she's not against fixing Orchidland drive, just making sure that it is the fiscally most responsible and best choice for OLCA. She very much wants a cohesive and happy community, it's just that the work being done is based on an estimate from three years ago and she just wanted updated information for the scope of work.

It was noted that Johanson is fine with workings with supervision. Addressing the scope of work has been defined. If the Board doesn't trust the contractor, Yamada also bid on the job, we won't get quite as much, but if we're unhappy with work, we can cancel with Johanson, pay them and go to Yamada. Orchidland drive, is the most trafficked road and paving repair of it is looking out for the community, as a whole.

Richard Greever: wanted to say that the issue with the community being divided can be solved by not moving ahead but putting a motion to vote in the newsletter to say do we want to. He didn't feel the general membership would mind a postponement of the project to be polled and have a chance to vote again to make sure this is what they want because he doesn't feel that the general membership was asked.

Wayne Carey read the contract OLCA has with Johanson and monthly written reports is in the contract. They're waiting for the funding for material to start.

Yen Chin: noted that there's no road chair and he wanted a p.o. to fix Aulli'

VOTE: 2-yes, 3-no (Janet Somalinog/Richard Greever/Tegen Greene), 0 abstain – motion did not carry.

Richard Greever motioned to put this into the next newsletter. No second.

Janet Somalinog moved to get some kind of opinion or free professional advice. There was no second. She felt more information was needed about how it was going to be sealed, what would last the longest, what has to be done beforehand, what about asphalt and that certain types of materials can't be used for chip-seal.

Wayne Carey: noted that resurfacing of chip-seal was put on table and tied down as part of MRMA because it was not getting fixed or maintained. Everything is resource driven so if we spend on another professional opinion then we take away from funds to repair things and nothing gets done.

Nikhil: The strategy of how to fix chip-seal roads has been established, supported and voted upon by the general membership. It’s going to work, these people are professionals, so, it’s not clear what some of the concerns are because they are going to do what the contract calls for and what Johanson has bid on with the amount of money we have they will build the road using standing construction procedures. It really should be a matter of what roads are most heavily trafficked.

Nikhil Inman-Narahari: In the absence of any motions being approved, passed or carried today, in regards to moving forward with Orchidland drive project, the project is as stands, which is approved by the General Membership and therefore will continue to move forward. We didn’t manage to put our stamp of approval on it, as a New Board, and we didn’t stop it. So, for everyone to be clear, as soon as the road committee gets together at their next meeting on September 9, 2014, all are welcome to attend, that will be among the first order of business needed to address how this project moves forward.

ADJOURNMENT: Barbara Gantt motioned to adjourn at 7:55p.m. Richard Greever 2nd. All in favor.
Meeting adjourned at 7:55.

Submitted by:

Susan Bambara
Recording Secretary

Date

Barbara Gantt,
Secretary

Date

8/28/14 MOTIONS LOG:

Richard Greever motioned to accept the agenda as written with allowances to table items as needed or agreed upon. Janet Somalinog 2nd. VOTE: 5-yes, 0-no, 0-abstained. Motion carried.

Janet Somalinog motioned to postpone the chip-seal surfacing on lower Orchidland drive. Tegen Greene 2nd. Janet Somalinog amended motion to have a professional analysis done by another licensed contractor to convince all that the road repair is most suitable in regard to lower Orchidland drive. Barbara Gantt 2nd. Vote: Yes-3, No-3. Tie. Motion did not carry.

Barbara Gantt Motioned to move ahead with Orchidland drive as soon as possible under strict supervision as organized by the road committee. Wayne Carey, 2nd. VOTE: 2-yes, 3-no (Janet Somalinog/Richard Greever/Tegen Greene), 0 abstain – motion did not carry.