

Amenities Meeting Minutes
Special Meeting on September 3, 2022 at 10:30 AM



After the HOA & Amenities annual membership meeting on 8/27/2022, the beach lock on the vehicle gate was presumably cut by an unknown member.

Opening the gate was an immediate mutual spontaneous decision made by Amenities Board members through phone calls, text and email. We informally agreed to a temporary interim process while we work to get a more formal plan in place. The temporary interim process/rules included joint communications on both the HOA and POA websites as follows:

1. The gate will be open at 9am and locked at 9pm by BLW HOA Board Member Conway Jensen.
2. When you enter and pass the high water line, you are on Sovereign Public Property which is NOT BLW property. Anyone can be there.
3. As members, the access belongs to you. Please take care of the area and what you PACK IN, PACK OUT.
4. Members will be required to police themselves. After you enter, close the gate behind you and don't be afraid to ask a person if they are a member. If they are, I am sure they will appreciate it. If you encounter someone illegally using the access, call the Sheriff's Office.
5. We are working to get a porta potty set up. It will have to be set on our property, which will be some distance from the water. If one is there, please use it.
6. You use the beach at your own risk. If you get stuck, you need to take care of this yourself. If there is an accident, call the Sheriff's Office.
7. If you have questions or concerns regarding the access gate(s), or the beach area that the Association owns above the high water line, call Kevin McLeod (HOA) at 801-643-3993 and Amy Karcher (POA) 801-414-6978.

Please give us some time to put a long-term plan together.
But for now, enjoy the lake and the remainder of the summer.

Afterwards, a special meeting was held on 9/3/2022. Following are the meeting minutes.

Attendees:

Officers & Directors

Name	Role	Acting as
Kevin McLeod	Amenities Director, Chairperson of Amenities	Their role
Jeff Frederick	Amenities Director	Their role
Richard Baroko	President, HOA	Their role
Amy Karcher	President POA, Amenities Director	Their roles & temp Secretary
Michael Wade	Vice President, POA	Interim Amenities Director
Ted Slivinski	Amenities Manager	Their role

Other attendees

Name	Role
Jeff Baird	Member & Chairperson, Beach Committee
Karen Sexton	HOA Board member
Tari Jensen	Member
Conway Jensen	HOA Board member

Roles, Bylaws & Audit Committee

Bylaws and roles were discussed, as ultimately defined above. We will need to address other roles at our next Amenities meeting- such as Secretary and Treasurer.

- **Secretary** per Article VI, section 4. The Amenities Manager is to act as Secretary. However, it was agreed he is not the ideal candidate for this duty. We will need to address the role in our next meeting.
- **Treasurer** per Article VI, Section 5. We acknowledged the Treasurer will be an Amenities Board member who works with the Bookkeeper to obtain financial statements and budgets for presentation to the Amenities Board. We will need to address the role in our next meeting.
- **Audit Committee** per Article VI, Section 5. The Audit Committee is to be made up of 2 non Board members from each association with experience in the area of Finance. We talked about challenges relating to finding people to do such work, or whether a firm could be engaged to periodically perform limited procedures.

We acknowledged a refresh is needed to modernize our Bylaws. The last amendment was in 2007. The Amendment Procedures listed in the Bylaws call for a meeting (regular or special) of both the HOA & POA Boards and a majority of those Board members, not to exceed 7 votes per Board.

Reviewing Bylaws for possible amendments will be addressed in 2022-23.

Beach

Many discussions were had on future possible solutions regarding the beach. Jeff Baird was introduced as a co-founder of the membership's Beach Advocacy Group. Amy recommended the Board appoint a formal Beach Committee in accordance with Article VIII of the Amenities Corporation's Bylaws, and have Jeff Baird chair the committee. It will not have decision making authority, but will do research and propose motions to the Amenities Board.

The committee would be beneficial to the community as follows:

1. Increased community involvement
2. Increased governance into decision making
3. Succession planning for future Board roles
4. Time management of the Board relating to debates about the beach during their limited meeting time

A motion to form the Beach Committee was officially ratified by the Amenities Board. Jeff Baird has collected 2-3 members from each association as follows: HOA- Tari Jensen & Ashley Warnock. POA- Ralph Lewis and Tami Bird. [Amy Karcher later asked for Nate Cason to be added and Jeff Baird asked for Keely Hadley to be added]

[Later agreed on this Mission Statement: Provide a beautiful, functional environment for BLW Members and guests to access the beach while maintaining compliance to our bylaws and following the state and local laws.]

The Membership's Beach Committee had already had discussions with the Dept of Lands and the Dept of Transportation, but now that the Committee has been ratified- more stakeholder conversations and a more formal plan need to be developed. The first item of business for the Board's Beach Committee will be to draft signage and distribute for approval over email.

Membership Communications

The topic of disjointed membership communications was also discussed, as the information posted about the beach for the 2022 season on the HOA's and POA's website were not in alignment. While we can later think about a future vision for joint membership communications- it became apparent we have an immediate need to align membership communications going forward.

The Amenities Board ratified the concept of a joint amenities website. The Amenities Board will control the content, and then the respective HOA and POA Boards can provide a link. It will promote more consistent communication between our communities. It will also provide an ideal location to post Amenities meeting minutes and financials.

Future Conflict

We also discussed how to handle future conflicts between our communities. Our Bylaws define a quorum as a majority of the Directors, which includes 2 Directors from each of the HOA and POA. We acknowledged they are silent on a tie-breaking vote because neither association is supposed to have more power than the other. We talked about how the Boards have handled conflict in the past- at times it went to the respective HOA and POA Presidents, and other times it has gone to the full HOA and POA Boards for a vote.

We informally agreed to instead call a meeting of Amenities, HOA and POA Board members in the event there is not a quorum going forward. Talking through any disagreements and trying to come to a meeting of the minds should meet the intent of the Bylaws.

The meeting was adjourned at roughly 12 Noon.