

## **Board of Directors Minutes**

### **Mobile Manor Inc.**

**Tuesday December 29, 2015**

#### **Roll Call**

Present: Pres. Bob Gilliland, Vice Pres. Richard Griffith, Treas. Kathy Holder, Sec. Maureen Huff, Directors: Pauline Lacourse, Tim Burchfield, Butch Sims Also Present: Bonnie Gilliland

President Gilliland called the meeting to order at 2:00 PM.

#### **Secretary's Report**

A motion was made and duly seconded to approve the minutes of November as distributed. Motion carried

#### **Treasurer's Report**

Mrs. Holder reported the balance as of December 29, 2015 is \$26,402. and \$6,698. in the Reserve/Trust Account. The balances reflect the recent expenses for paving, roof repair and insurance.

Mrs. Holder presented the Mobile Manor Inc. budget for 2016.

#### **Communications**

Mrs. Huff read an email from Bob Martin to the Board regarding the use of proxies. Mrs. Huff also read a response from Mrs. Holder.

#### **Unfinished Business**

Volunteer Committee:

Mrs. Lacourse reported that she plans to meet with the volunteers in January.

Deed Restrictions Committee:

Mr. Sims reported he had sent the committee a copy of the statutes. He will be formulating a letter and convening a meeting of the committee. Mrs. Holder commented that if the by-laws are to be changed for the deed restrictions, there are other things to be considered at the same time. It is very expensive to change the by-laws. Mr. Sims commented that proxies need clarified and a few other items in the by-laws need amended. He recommended that a committee be formed to review all of the by-laws at one time. Mr. Sims also suggested that the by-laws be reviewed on an annual or semi-annual basis in order to stay current.

Nominating Committee:

Mr. Burchfield reported that last year the nominating committee was comprised of Mick Gray, Ron Kirk, Melody Fightmaster and himself, and this year, we adhered to the by-laws and had three members. This year's nominating committee is comprised of Mick Gray, Ron Kirk and Mr. Burchfield. He reported that Mick Gray and Ron Kirk did a good job of canvassing the

community and talking to people about the potential of them running for office. Darrell Grogan was the only person other than the current board members to submit a letter of intent to run for a Director position. The responses varied when asked to run. Mr. Burchfield reported that nominations can be made from the floor at the January meeting, and if that happens, a ballot and a vote will be necessary. Mr. Gilliland commented that the Board currently has a vacancy, and there is only one person running, he can be appointed. Discussion took place regarding the Directors running in alternate years. Mrs. Holder said at one time the Directors were elected in alternate years. Mr. Gilliland made a motion that the Board appoint Darrell Grogan to fill the Director vacancy for a term to expire in January 2017 and Butch Sims seconded the motion. Motion carried.

#### Road Repairs:

Mr. Gilliland reported that Lantern Lane is next to be repaired, we have the quote, and it is in the budget. If approved by the membership, work will begin before the rainy season begins. Mr. Griffith reported the quote was for all of Lantern Lane and included pot holes.

Mr. Grogan was asked to join the meeting and was welcomed.

#### Park Security:

Mr. Burchfield reported that he and Mrs. Holder met with a representative from a security company Tyco Integrated Security. They took him around the park, discussed our prior security attempts, and talked to him about our funding constraints. He will be back in the Park tomorrow and will develop a buffet of possible security measures for the Park. Mr. Burchfield commented that he hoped to have the information to put together a report for the January Community meeting. Mrs. Holder commented that the height of the street lights is in our favor. Mr. Burchfield stated his concern about how much security information should be shared with the community. Mr. Gilliland commented that the cost may be something the community would want to know.

### **New Business**

#### Office Sharing Agreement:

The agreement outlines who does what between Inc. and Water. Mrs. Holder made a motion that the Board approves the agreement. Mr. Gilliland seconded the motion. Motion carried. The Board members signed the agreements.

#### Office File Security:

The files are not locked and Mr. Gilliland suggested that no one be allowed behind the counter except IT people and Board members. No one should be allowed to remove the files. Mr. Sims suggested that the files remain open and available for review as long as a Board member is present. Mrs. Holder also suggested requests for viewing files should be made in advance. Mr. Gilliland made a motion to keep all files in the office, to allow no one to review files without a Board member present and to require that a notice must be given to view files and Mrs. Holder seconded the motion. Motion carried.

## **Study Items**

### Speed Bumps:

Mr. Griffith shared information on the speed bumps. The approximate cost will be \$142.00 for a section or \$71.00 a piece. If approved by the membership, Lantern, Flame and Fireball will be the first to receive the speed bumps. Lantern will get four, Flame will get three and Fireball will get two.

Mr. Gilliland asked Mr. Burchfield to ask the residents in the East Park what they want. The signs need refurbishing and a fresh coat of paint. Mr. Sims commented that he is against speed bumps. He expressed concern about the safety of the bike riders trying to ride over the bumps and people driving in the yards to avoid the bumps. He feels the membership should have a right to vote on the issue.

Mrs. Huff asked if the Board plans to paint the 15 MPH signs on the streets again. Mr. Gilliland said we can, but he doesn't think the signs do not do any good.

Mrs. Huff asked about the truck that has been parked at the end of the Community Center parking area. Mr. Gilliland said they are aware and have been told the owner is waiting for a valid license plate before they remove the vehicle.

A discussion took place regarding the fencing at Veteran's Park. Mr. Griffith has the volunteers lined up, and he is waiting for the fencing to be available.

There being no other business the meeting adjourned at 2:40.

Maureen Huff  
Secretary