

Mobile Manor Inc.
Board Meeting Minutes
Tuesday November 28, 2017

President Gilliland called the meeting to order at 2:16 PM.

Roll Call-Present was President Gilliland, Vice President Burchfield, Treasurer Holder, Secretary Huff and Directors Lacourse and Womack. Office Manager Gilliland was also present. Directors Sims and Director Gentry were not present.

Secretary's Report- A motion was made and duly seconded to accept the minutes from the October 31, 2017 board meeting as distributed. Vice President corrected the minutes to reflect Brian Hahn's salary of \$125.00.

Treasurer's Report-Treasurer Holder reported the Mobile Manor Inc. account has a \$38,321.00 balance as of 11/28/2017. The reserve account has a balance of \$8,878.00.

Treasurer Holder reported there was a rumor that Bonnie gave herself a \$10,000.00 raise. Kathy explained the accounting procedure and said there was no way that she could have given herself a raise.

Treasurer Holder prepared a report regarding the number of units and number of owners. Currently there are 240 owners. As of Oct. 2017, 18 owners own 61 lots. Thirty-seven (37) units pay maintenance and 24 do not. MM Inc. has lost 3 in 2017 and will lose approximately 20 paying members in 2018. This does not include members who may drop out if the Bylaws allow full access to the CC. The 2017 budget was based on 190 people paying. She distributed the 2017 budget and asked the Board to review and recommend where the budget can be reduced.

Communications-

Unfinished Business-

Security update-Vice President Burchfield reported that we lost another camera. He was authorized to purchase the additional cameras that he needs.

Bylaws Committee Update-Secretary Huff reported the Bylaws committee met yesterday. The three items discussed were as follows: Renters of non-voting members paying rent, requiring the President and/or Vice President should be fulltime residents, and Social Club responsibilities as it relates to non-voting members attending events at the CC. A discussion took place regarding renters of non-voting members paying rent. No decision was made. The Board discussed how the proposed Bylaws will be distributed and voted on. A ballot containing all proposed changes will be mailed and/or delivered at least 20 days in advance of the meeting to all voting members. The ballot will serve as a proxy as well. It was suggested that the President and or Vice President be a fulltime resident of the Park. Without a Management Co., someone needs to be here. The proposed Bylaws will contain this suggestion.

Street Lights-Office Manager Gilliland reported that most of the street lights are being repaired today and tomorrow. The remaining lights that aren't working have been reported to LCEC. Charlene reported there is a light out on Lamplighter.

West Park entrance barrier-The Board discussed planting trees or shrubs next to the trailer beside Friendship Park. Director Womack will look into what our options are. The clean up of the property at the West Park entrance has been completed by Aggie Long and her crew. Brian Hahn will pressure wash the trailer.

New Business-

Nominating Committee-President Gilliland announced the Ron Kirk will chair the nominating committee. Tim Burchfield will provide guidance to him.

Review of election procedures-Secretary Huff will set up the Post Office box. Control numbers will not be used for balloting.

Social Club-The Board discussed the lack of a Social Club Board. Rick and Helen Gillispie will be approached and asked if they plan to continue planning activities. It was decided if they do not want to continue we will recruit volunteers for a month at a time to plan and implement events and activities at the CC. Bonnie Gilliland volunteered to plan the activities for the month of March. Vice President Burchfield will lead this effort to recruit.

Number of voting members-Office Manager Gilliland reported currently there are 201 voting members.

Members attending Board meetings-The Board agreed to make the following statement at all Board meetings:

"The Board of Directors welcome voting members to the Board meeting however members are not permitted to speak or express their opinions. Any issues voting members may have should be addressed at the monthly Mobile Manor Inc. Community meeting under the Community Comments section."

Meeting adjourned at 3:38PM