

Ogden Gardens Homeowner Association  
Executive Board Meeting Minutes  
June 1, 2016

The Ogden Gardens HOA Executive Board met Wednesday, June 1, 2016 at 4:00pm Mountain Daylight Time via teleconference.

Board Members Present: President Cathy Reed; Treasurer Brett Feeley; Secretary Jason Marsden; At-Large Member Rachel Plencner. Board member absent: At-Large Member Tara Leberman.

President Cathy Reed ascertained the presence of a quorum and called the meeting to order at 4:05pm.

Jason Marsden moved to waive the notice requirement for board members for this meeting. Rachel Plencner seconded. The vote was unanimous in favor of waiving notice.

Rachel Plencner reported that unit 101 has reported a backed up/bubbling toilet. Board members discussed the value of having a plumbing company that specializes in sewage lines come and evaluate the complaint and the structure of the sewage line infrastructure to offer their professional opinion on remedies and risks of multiple-unit backups. Rachel Plencner moved for the board to approve doing so. Brett Feeley seconded. The vote was unanimous in favor of contracting for the aforementioned work. Jason Marsden volunteered to be the point person for the process.

Rachel Plencner reported on her communication with HOA legal counsel about nine proposed governance policies for the association. She expects to see draft policies shortly which will then require careful board evaluation. The policies cover meeting conduct, complaints processes and a range of other governance matters.

President Cathy Reed stated it would be her desire that the board could reach unanimous agreement on the policies after its review.

Board members discussed the option and processes surrounding making Ogden Gardens a smoke-free building. During the recent homeowner survey, nine respondents supported the board doing so; nine were opposed; and three responded as undecided (the remaining units presumably not having responded to the survey, although all responses were anonymous and so the identities of any respondents or nonrespondents were unknown).

Jason Marsden moved for adjournment. Cathy Reed seconded. The vote was unanimous in favor of adjournment. The meeting was adjourned at 4:41pm.

Respectfully submitted,

Jason Marsden  
Secretary