

Steve,

I agree. Open meetings are how HOA business is supposed to be conducted. I also agree that emails back and forth should be limited. But the value in an email is that it is permanent, and reduces confusion later Just ask Hillary ☺

Several years ago, the Board asked homeowners, with detailed questions, to put them in writing. The Board was getting blindsided with questions that could not be easily answered at a BOD meeting. Homeowners were promised an answer that could be properly researched. It also allowed meetings to conclude in a reasonable timeframe. That promise was kept. Right now, meetings are taking 2½ hours, with items on the agenda deferred because of time. One agenda item has been there every month since June.

The real reason for writing this email to you:

With the limited information I have so far, and given that I have hit a wall with getting the answers I requested, I have concluded that the Millridge Board of Directors has held an illegal meeting. That meeting was held on 10/20/2016.

My question to you is, assuming my conclusion is correct: *what is the status of the decisions made and authorized at that meeting?*

Without knowing who called the meeting, or by what means it was communicated, here are the reasons I have concluded the meeting held on 10/20 was illegal:

- No attempt was made to notify any homeowners prior to the meeting.
 - Two members of the Board have an email list of owners, or CMI could have done an email blast. Ursula Locke also has it.
 - It was labeled as an “emergency” meeting, which is subjective, and open to opinion. Any meeting could hypothetically be called for an “emergency”, and kept from the homeowners by a BOD that wants to avoid questions from owners.
- Three BOD members attended the meeting held *in the home of one Board member*.
- Not all Board members were asked to attend.
- No minutes, with conclusions, were shared with homeowners after the meeting.
 - Minutes were offered for approval at the next Board meeting a week later on 10/27, but copies were not shared with homeowners in attendance.
 - I received a copy of them on Friday 10/28. Eight days after the secret meeting, and after a defensive and begrudging string of emails.
- Justification for the “emergency” was that two new reports of leaking roofs were reported.
 - One of the members in attendance had a roof repair that was discussed, but all that was determined, was that they needed bids for it. As you know, bids for anything can be requested by anybody, including an owner, without a board consensus.
 - Two other roofing issues had been discussed, but temporary repairs had been made to them ten days prior (on 10/9).

I'm sure you recall that we learned from Jason Grosz at the Annual Meeting in June that the decisions made at the 6/18 illegal BOD meeting (called by two of the participants in this meeting) were not legitimate, and were unenforceable. They had no quorum. An "emergency" meeting allows the Board to meet without the 72 hours prior notice, but it does not mean no notice, or prompt description should be provided to owners.

I have no desire to overturn the decisions made at this secret meeting. They may have acted in good faith. We may just have to revisit them at a legitimately called Special Meeting.

I am very disappointed to see that only one of our five Board member has ever attended a single seminar held by the HOAs law firm. Perhaps this misstep could have been avoided.