

Lincoln School Board of Directors - major events, decisions and policies

2008 04

Developer's Turnover Meeting at the Eugene City Library; Lorig and Associates will manage the property for the Association.

2009

Budget includes a 3% dues increase.

2009 04

Jennings and Co awarded the management contract effective June 1.

2009 06

A board process policy is adopted for authorizing any building repair, maintenance or other business that requires an immediate response without waiting for a board meeting except any issue involving fire/life/safety reverts to the standard contract responsibility of the property manager. If the cost is less than \$1000, the property manager can act without approval. If the cost is less than \$2500, a single board member can give authorization in writing via e-mail. If the cost is more than \$2500, all three board members are required to authorize in writing via e-mail.

General Rules and Regulations were approved.

2009 10

Rental rules were adopted.

The monthly financial report to the Board will be mailed to the office PO Box by the 10th.

2010 06

The methods of communicating with association members: written letters for important communications to owners or unit occupants; e-mail and bulletin board postings for informational messages; and personal interactions for sensitive situations.

2011 03

The reserves study provider offered to make a major level update for \$1250 and annual reviews for the next five years at \$350/year. The board agreed to the major level update.

2011 07

Board adopted a policy of removing for-sale units from the rental waiting list.

2013 01

Vial Fotheringham, Jason L Grosz, is retained to represent Lincoln School Association

2013 03

Board was informed that Tim Breen is no longer with Jennings. The Board met new Jennings manager Kent Jennings.

2013 06

Vial Fotheringham was instructed to implement bylaws changes with the State of Oregon to prohibit a late dues owner from serving on board & to allow owner's family member to live in their unit.

2013 10

Bennett Management was selected as the property manager.

2013 12

Bennett's services were expanded to include the landscaping.

A Cash Flow Enhancement (recovery of late dues) proposal from Vial Fotheringham was adopted.

2014 08

Added fines - 'Renting while not on the Rental List for the first three months after written notice will be \$225 per month. Ongoing renting while not on the Rental List for months beyond the initial three month fine period will be \$400 per month'

2014 09

Adopted revised General Rules and Rental Rules and posted <http://lscoait.wix.com/lscoa>.

The board set a policy for the web-based (google group) email system which makes the association board members the administrators of the group, that makes the group open to any person who has an acceptable purpose for inclusion, and that enables any two administrators to agree to remove any group member or the posting ability of any group member for up to six months.

The board agreed that the Google Group email list is for notifications, comments and reports; and agree that discussion and opinions are acceptable but that public arguments or interpersonal accusations are not acceptable and publishing misleading information is not acceptable. Exchanges that are outside this definition of acceptance should be conducted in private.

Google group participants risk losing their posting privilege if they choose to argue with or make accusations of other members in public discussion or if they spread false information.

2014 10

Current Chairman's meeting procedures were outlined:

The duration of our regular monthly meetings will be reduced by adopting the listed parliamentary procedure principles and a practice of giving the floor to board members, officers, or managers only. Audience members will be heard when invited to speak by a

board member who holds the floor. Dialogue interactions will be discouraged. Persons making reports will be recognized at the appropriate time.

- each agenda item will be given full and free discussion
- only one question at a time will be on the table
- one speaker at a time will have the floor
- the chair will introduce the business item
- the chair will recognize the speaker
- the chair will maintain order including limiting extraneous comment
- the chair will remain impartial

2015 01

The second reserves account for \$150,000 was been set up at Siuslaw Bank.

Dues were raised by 4%.

Board members will refrain from making any motion that has financial elements unless they 1) estimate the cost to the association 2) describe the budget impact 3) and evaluate conformance with our bylaws.

2015 03

Board will try to make reasonable ADA accommodations as requested.

The board reviewed window replacement re-imbursement issues and liability with attorney Grosz. The 2013 attorney's report is conclusive - no action will be taken against the developer.

Vial Fotheringham was instructed to implement bylaws changes with the State of Oregon to expand the board size from 3 to 5.

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