

Westmont Homes Association Minutes ~ January 16, 2023

The following meeting was convened via Zoom due to high levels of Covid transmission in Johnson County.

Board members attending:	President – Ian Morris Vice President – Nancy Kocourek Treasurer – Michelle VanMill Secretary – Jan Hodgson Grounds Chair – Linda Stogsdill (audio only) Communications Chair – Sam Harpalani Social Chair – John Ziegelmeyer (audio only initially) Larry Tittle - board member-elect (audio only) Blaine Halvorson – board member-elect (audio only) Ray Hawk – board-member elect	Identified as: Ian Nancy Michelle Jan Linda Sam “J” Zoom screen “Larry” Zoom screen “Samsung SM 590...” Zoom screen No Zoom presence
Board members absent:	None	

Homeowners attending via Zoom:	macuser – Teresa Burns (audio only) Sue Rogers (audio only) Murray & Marilyn Rubin Jacob Schulzinger Carol Barlau (Joined audio only at 6:38 pm) Jennifer Jameson (Joined audio only at 6:51 pm)	Teresa Sue Murray, Marilyn Jake Carol Barlau Zoom screen Jennifer Jameson Zoom screen
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Homeowners observing from St. Thomas Church:	Pam Tittle Denise & Steve Mason Cindy Herrick Denise & Don Niemackl Roberta Arenson Skip Stogsdill	Pam Denise, Steve Cindy Denise N., Don Roberta Skip
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Ian called the meeting to order and started the recording at 6:29 pm. Jan tried to identify attendees who were not showing their faces by asking who belonged to the various screens that were only logged onto the Zoom meeting via audio for the purpose of recording the minutes accurately. Various conversations and laughter from unknown individuals continued along with sound echoes and reverberations. People were not responding to inquiries trying to identify participants. After several minutes, she noticed Linda had posted her picture and asked if she was going to join us via video (as has been her custom at board meetings.) She didn't respond and Michelle ventured that she might not have video capability. Jan asked who was attending behind the “red J” screen and Michelle helped out again and noticed it was labeled John Ziegelmeyer below the screen. On the third request for who was attending via the Samsung SM, John was heard to say it was Blaine. Jan asked if anyone was going to join us with videos so we could tell who was talking and there was no response or video activation. After about 5 minutes of attempts to identify participants, Ian started the meeting.

President's Report: Ian noted that he was recording so that Jan could take the minutes which has been incredibly helpful. He asked that since people were not showing themselves via video that they please put a hand up or face up if they did want to talk but shared “we shouldn't be too long from our end.” He welcomed everyone to the existing board's last meeting and he was looking forward to handing over.

Conversations from unknown sources continued during Ian's comments. Jan noted that we may need to mute everyone except the speaker because we've got more than one person talking at a time. She muted herself. Conversation and laughter continued from unknown sources.

After waiting for quiet, Ian started again and thanked everyone for joining. Conversations continued. Ian asked if everyone was finished so he could start. He repeated thanking everyone very much for joining our last board meeting before we hand over to new board members. Ian had written a few things that he wanted to run through from a personal point of view:

- He joined the board three years ago out of some frustrations and his main goal was to stop some things he saw a minority of people on the board doing that the vast amount of homeowners didn't want. Otherwise, he wouldn't have joined. He was assigned the role of secretary in his first year.
 - In his second year, he took the role of president because the then-vice president declined to move up to that open position and none of the other board members volunteered, so it was more by default than necessarily wanting the position that he became president and he has served in that role for the last two years.
 - As president, he embraced the role and always listened to homeowners and board members alike, and tried to remain unbiased in everything he did.
 - We worked incredibly hard during our time to understand budgets and to ensure we had adequate reserves.
 - He felt he acted to always ensure we listened to all homeowner's views and based decisions on what was good for all of Westmont.
 - During his second year, after we had carried out several repairs to the fence, we recognized as a board that we didn't actually have any funds allocated to the perimeter fence if and when anything happened. We know that one day it will need replacing, though we don't know when that will be. We encouraged the board at the time to start allocating for the inevitable.
 - We worked as a board on continuous improvements:
 - We introduced, through a committee that John led, research on an online directory. The committee presented and eventually implemented Directory Spot which will result in year after year savings and is a great form of communication.
 - We arranged a committee to review and establish the fence options and made sure all the facts were freely available to all homeowners.
 - He worked with the vice president to redesign and streamline the ARC form and the online application process which has cut the turn-around time to days instead of weeks and homeowners' feedback has been incredibly positive because they can get on with their projects much quicker.
 - We generated an expense form process to better manage unbudgeted expenses.
 - We encouraged greater communication with homeowners through newsletters, communication boxes, verbal exchanges with homeowners, and, of course, Directory Spot.
 - We always ensured that we worked within the guidelines of our documents and we encourage board members to continue to do so on an ongoing basis.
 - Looking back, we always ensured we listened to all board members during our debates and, in fact, in the last 12 months, every vote we had was unanimous. For seven people to be able to do that is very encouraging.
 - We always ensured that every board member had an opportunity to voice any topic during our meetings. We always made time available to all board members. There were regular occurrences at the end of board meetings when he would receive emails and calls about views that were not necessarily shared during the meetings and he would discuss matters and give guidance on duties and responsibilities.
 - He frequently talked with the treasurer regarding financial decisions.
 - He and the vice president frequently fielded concerns and requests from homeowners and discussed them and problem-solved together.
 - He wanted to say a special thank you to all the team for their hard work during his time on the board.
- (The meeting was interrupted by a shrill whining and pulsing feedback. Sam said she was hearing an echo. Ian asked if everyone could be on mute that would take care of it.)
- Ian continued noting that we didn't always agree but we worked together as a team to ensure the best for all homeowners.
 - The next topic, he wasn't going to harp on but, sadly, there was a special meeting called by two of the members, which was directly against our articles, in our opinion, so we haven't acknowledged that meeting. He requested that any new board members redo that for everyone's benefit moving forward.
 - As new board members, one of the duties we have (he apologized for this but thought it was really important to bring it up) is to make sure all board members have some legitimacy. One of the difficulties he's had in his 3-year tenure is he doesn't live in Westmont. He moved out several years ago. But he's very passionate about Westmont and has no intention of selling his home there. He's been constantly criticized, not only by some board members but also by some homeowners as to why he's on the board. In fairness, he's a homeowner and, therefore, has a right to be on the board. Some of us went through the process to ensure all the new board members also have that right. He's had an email from

Carol in reference to Blaine saying that he is a homeowner but he has not been able to verify that. While it has nothing to do with Ian moving forward, he suggested that new board members tidy that up.

- In closing, he expressed that he had very much appreciated the opportunity to serve on the board. He learned a lot and better appreciates what it is to be a volunteer and how difficult it is to work through stressful times trying to ensure we're doing good for all homeowners. He's hopeful that the new board members will continue to build on the accomplishments that we have maintained and the financial solvency that we have worked hard to secure. He thanked everyone again very, very much. He's really appreciated it and has enjoyed his three years.
- He turned it over to Michelle to discuss the monthly updates.

Treasurer's Report: Michelle welcomed the new board members and noted that she had emailed all existing and new board members the end-of-the-year financials through the end of December. She included a summary of the financial reports and she found everything in order:

- 2022 Budget = \$177,484.00
- 2022 Revenue = \$172,196.40
- 2022 Expenses = \$159,039.97
- 2022 Surplus = \$13,156.43
- Since we didn't have a meeting in December, we would technically be approving the financials for November and December.
- HOA dues delinquencies – 3 of the 5 have been resolved since the November meeting and she has sent reminder letters to the other two and hopes they will resolve soon.
- She has a red binder that has historically been passed through the Westmont treasurers over the years and it has copies of all the things the treasurer works with; the CDs, the insurance policies, the trash contract. She has also scanned all of those and saved them digitally. She looks forward to sharing all her information and experience with the next treasurer.
- The November and December financial reports were approved following a motion and second by Jan and Nancy.
- Murray thanked Michelle for all the work she's done and asked if her final report would be included in these minutes. Michelle explained that, traditionally, a summary is included, but our financial reports are not posted. She can send them to any homeowner upon request and she confirmed that Murray was requesting a copy.
- Nancy shared that we've been advised not to post it on the website.
- Jan clarified that the minutes would include the numbers she stated but not the details.
- Jan wanted to bring up a question before we left financials, and as a newbie having only been here a year, she asked the others to let her know if it was not a good idea. Since we have a \$13,000 surplus and since the emergency fund is \$5000 short, she would like to recommend that we move \$5,177.91 over to the emergency fund to make it match our 2022 budget of \$177,484. It would still leave some \$7000 odd dollars in the other account. She sees it as an opportunity to clean up last year's funds since we always have a budget that exceeds our income and our emergency fund has been short. And since we have extra, she'd like to recommend that we move that amount over to the emergency fund. She called for thoughts and ideas from other members of the board.
 - Someone said they had a thought, but didn't identify themselves.
 - Michelle spoke historically about the process of moving funds around among line items and asked if Jan was referring to the 2023 budget because the 2022 budget was over.
 - Jan admitted she was probably learning from her because what she was trying to do was clean up last year's budget in order to start the new year with a clean slate in which the emergency fund matched last year's budget.
 - Ian explained that it was basically capped out now and we didn't go over. What the new board may want to do since we have a deficit moving forward on the budget vs the income - they may want to allocate some of that to make up for the deficit.
 - Jan thanked them both and admitted she was still learning.
 - Nancy asked if there was a time of the year to do that and Michelle explained there is no certain time and it's just a clerical cleanup that we didn't get around to until the middle of the year last year. Ian agreed and called it a balance sheet transaction.
- Ian handed the meeting over to Nancy in her role as vice president.

Vice President's Report: Nancy shared that as vice president, she wanted to welcome the current and new board members to the first annual board meeting of 2023.

- As our bylaws state, the first annual board meeting is the time board positions are selected for the new year. Outgoing board members have prepared for the transition and stand ready to pass along information regarding handling each position's duties. She encouraged new board members to connect with the person they are replacing as soon as possible so we can continue to work for the good of Westmont without losing a step.
- As has been done in the past, respect has been shown to current board members by giving them the first opportunity to remain in their position and, in this case, the vice president has the opportunity to move to the president's position if it's open. This has been done in most of the boards in the past as evidenced in the minutes of the meetings and newsletters. She and Linda have been on the board for the past two years. She clarified she would like to take this opportunity to transition to the position of president since acting as vice president, she had been able to support and stand in for the president.
- Nancy asked Linda if she would like to remain the lawn and grounds chair.
 - Blaine identified his voice since he was not visible and he agreed that Linda should be nominated for the ground's position.
 - Nancy repeated the question to Linda asking if she would like to remain in the ground's position and explained that these were not positions that had ever been elected but were discussed among the board members.
 - Nancy began to ask if John would like to continue in his role when Murray pointed out that Linda was muted. John's voice announced "Here she comes. Hang on." He was not visible.

(A garbled voice said something that was not understood.)

- Linda's voice said "yes" and said, "You had me muted." Several board members assured her no one had her muted and that we could hear her now.

(More garbled talking.)

- Nancy confirmed that Linda would like to continue in her role as lawn and grounds chair.
- Ian suggested that since they were all in the same room if they're all muted, it causes the echoes.

(More garbled talking.)

- Nancy asked John if he would like to remain as the social chair.
- John's voice announced that Larry would like to speak. Larry's voice said he wanted to open nominations for the office of the new board of 2023 and he nominated John Ziegelmeyer as president.
- Through sound feedback, Nancy shared that we haven't done elections for the board. People have been respectful and worked together to find the positions that worked best. As Ian shared when he came on the board, he took a position that was open. The next year, Sharon, in her third year on the board, requested she not move to president and she did not want to stay on as vice president. That was her choice. Everyone else selected a position and was respectful. We did not vote and we did not nominate. The only two positions that were left were vice president and president. As Ian said, he finally said he would be president and she finally agreed to be vice president. So we've been doing those positions for the last two years and that's how we're proceeding now with the new board.
- An unidentified voice said we're not proceeding that way. This is the new board and we have a 5-member majority here that would like to nominate John Ziegelmeyer for president. And according to the bylaws, that's legitimate.
- Jan said she didn't know who was speaking because no faces were showing.
- Larry Tittle identified himself as the speaker. He asked for a second.

(Garbled voices.)

- Nancy said she was sorry but she had already moved from the vice president to the president's position so if we'd like to continue as to how it's been done in the past years, this is how it's been done according to the minutes and newsletters and that's how it's been handled.
- Larry's voice said that he "was suggesting to you, Nancy, that you two people that are remaining on the board are not going to run this board." Nancy said we don't plan to run this board.

(Sound was reverberating which made it hard to hear anyone so some comments were not recorded.)

- Larry's voice said, "It's the same thing with Ian. He's not been president or a member of the board since January the first." Jan said, "That wasn't accurate." Nancy agreed and advised that if you look in the documents, that's not correct.
- Larry's voice announced he had looked at the documents and that's the way it is. The new board starts on January 1.
- Jan disagreed and Nancy cited previous minutes and newsletters.
- Larry's voice interrupted and said, "We're not talking about the way you guys ran things after you got in control." He proceeded to nominate John Ziegelmeyer for president.

- Nancy shared that she has been here for 30 years and this is not the way it's been handled before. All we're doing is following the way it's been done in the past.
- Larry's voice said, "We're not going to do it that way this year."

(More garbled voices followed by Larry's voice calling for a vote on his nomination.)

- Jan shared that these positions are not usually voted upon and Nancy agreed. She pointed out that you have to have a position in order to finish moving the transition from one board to the other. At this point, we still have the old board members but we'd like to transition to the new board members in a respectful fashion.
- Larry's voice agreed that was what they were trying to do.
- Nancy asked Jan if she would like to continue being secretary and she said she would. But she wanted to say that she wants to support the tradition and the bylaws and Nancy's desire to move from vice president to president. She mentioned that we hadn't heard from Linda yet and asked again if Linda wanted to be the ground's chair. A faint yes could be heard and Jan said she got it.
- Linda's voice could be heard saying she wanted to go on record that she agreed with Larry that we would like to nominate board members for these positions. Whatever we've done in the past is in the past, she continued.

(Reverberation continued to interfere with the conversation and comments may not be recorded accurately as a result.)

Going forward, she continued, the five of us that are here would like to nominate members of the board for positions.

- Nancy shared that we were proceeding according to our documents. Jake's been on the board in the past as well and she thought he could probably support the idea . . .
- Larry's voice cut her off and said he didn't know what documents she was talking about other than old minutes.
- Jan and Nancy both said bylaws.
- Larry's voice announced that the bylaws stated that they could have this election. Linda's voice agreed and she shared that they had run it by HA-KC and they were saying that is the right way to do it.
- Jan responded that she felt like we should honor Nancy's experience and her desire to move from vice president to president. She pointed out that the vice president's position was open and asked if anyone was interested in that.
- Linda's voice suggested the president's position was still open because we hadn't voted on the president position. It needs to happen, her voice continued. And then she shared that it was feeling like a railroad. That this is being railroaded. "This cannot happen," her voice continued.
- Jan asked Linda if she was at the meeting a year ago and reminded her this is the way we did it a year ago. Nancy pointed out it was the way we did it two years ago when she was there.
- Linda's voice said that was fine and the history of the community goes about 40 years.
- Jan pointed out they all support the tradition we're upholding. Linda's voice continued that there were former board members there tonight who could speak to what they were talking about. "We insist on having nominations," Linda's voice stated.

(More garbled voices.)

- Linda's voice continued and said five members of the board wanted to nominate. She demanded, "You must hear us."
- Nancy shared that we've heard you but we were not proceeding in that fashion.
- Larry's voice yelled, "You don't have the authority to make that decision."

(More garbled voices.)

- Larry's voice asked for a vote on the nomination.
- A voice asked to say something. Jan asked who was speaking and Teresa identified herself. She suggested that since they were changing the process of how things were being done for nominating someone, she thought it should be left up to the community of Westmont if you're going to go that way. She didn't think it should be left among themselves. (Voices were heard talking over her.) Linda's voice told her we were not going to go that way. Teresa could be heard trying to respond and Linda's voice cut her off. She continued to assert that they were the board and they could nominate their positions.

(Another garbled voice was heard.)

- Teresa's voice was heard asking if she could speak, please. Linda's voice told her she didn't think so. Just the board was speaking now. Teresa's voice said okay. Then she didn't recognize Westmont as a home's association.

(Laughter followed along with garbled voices.)

- Jan let people know she couldn't understand or hear what was being said. She asked for it to be repeated so she could take it down for the record.

(More garbled voices and reverberations.)

- Jan announced it was not intelligible. Several voices continued talking but Jan informed them that nothing was being recorded because we couldn't hear them.

(Garbled conversations continued.)

- Murray asked if there was a chat window where he could write down his request for a motion. Jan shared there was a chat window open.
- Larry's voice asked why we didn't have that, saying "You guys have called this Zoom meeting." He continued, through reverberations, to refer to Article VII, paragraph 1.2: "At the first and each subsequent annual meeting of the board of directors the newly elected board shall elect officers to serve at the pleasure of the board until the next annual meeting of the board and until their successors are duly elected and qualified." (He actually read Article XI, section 11.2 of the bylaws.) "So however you did the last year or two is irrelevant to these bylaws and I would say one more time that we have five people on this board present and we'll have this election whether you guys want to do it or not." He nominated John Ziegelmeyer for president.

(Reverberation and echoes interfered with hearing or understanding any further conversation.)

- Jan shared that we couldn't hear them and asked if they could put their videos on so we could see who was speaking or hear them.
- Larry's voice directed Jan to put in the minutes that Larry Tittle, Blaine, Ray . . .
- Jan called that hearsay. She couldn't see them. She said they needed to speak for themselves on one of the windows or turn on their videos.
- Forty minutes into the meeting, the video on John Ziegelmeyer's computer screen popped on and Larry and John were visible.
 - Larry spoke into the screen and shared that they had just had a vote of the five members that were present and elected John as the new president.
 - Jan pointed out that they couldn't hear or see it and asked them to reenact that.
 - Larry told Jan if she chose to cast her vote, so be it.
 - Jan cast her vote for Nancy. She tallied one for Nancy and asked Larry how he voted.
 - "For John," Larry said.

(It should be noted that in the typical Zoom board meetings throughout the past year, all seven members joined via video and since everyone's face was visible, whenever a vote was called, all raised hands could be counted in a matter of seconds. Since four of the board members never turned on their video to join this Zoom meeting, voting took a great deal longer because it was necessary to conduct a roll call vote for each board position. Blaine and Ray were never seen at the meeting.)

- Jan asked Blaine, "How do you vote?" He did not show his face but responded, "I vote for John, please." Jan thanked him.
- Jan called on Linda for her vote but it took 3 times to be able to hear her because of computer interference when she finally looked into John's computer screen with the video on.

(The transmission from the church with so many computers continued to distort sound and John had his background blurred so it was also difficult to see the speaker on his computer sometimes, but his was the only one with the camera on.)

- Jan addressed John and assumed he was going to vote for John, right? Eventually, we were able to hear his "Yes."
- Jan asked if Ray was there and he said he was and asked if she could hear him. She asked if he was Samsung SM and he said yes and voted for John.
- Jan called on Nancy for her vote and she voted for herself.
- Jan announced the vote as 5-2 and asked John how he would like to continue the meeting.
- John called for nominations for vice president.
 - Jan suggested that the person who served in the vice president's role would serve the community best if they had at least one year of experience on the board.
 - Larry could be seen laughing along with others.

(Garbled conversation.)

- Linda looked into John's video screen and nominated Larry for vice president.
- Jan asked why since he hasn't been on the board.
- Larry asked, "Why not?"
- Jan responded that he didn't have any experience.
- Linda defended him saying it was immaterial and that's not a qualification.
- Jan responded that it would serve the community best if he had some experience. "We've had a lot going on in the last year."

- Linda said he would have a team behind him.
- John seconded the nomination on the visible video screen and called for a vote. Linda, Larry, and John could be seen voting yes. Blaine and Ray identified themselves off-screen and voted yes.
- John called for nominations for treasurer and nominated Blaine for treasurer.
(Garbled sounds followed.)
 - John called for other nominations twice. Jan asked if there was a second and John said Larry had seconded it.
 (More garbled sounds.)
 - Jan let them know that all the sounds were "not intelligible and not being recorded because we can't understand you."
 - John started to move on since there were no other nominations and stated there was no need to vote. But said we could vote and asked Jan what she wanted to do; "Do you want an official vote?"
 - Jan said, "Sure. These are important decisions that the board is making."
 - John voted for Blaine, followed by Larry and Linda looking into the camera and voting for Blaine. Blaine could not be seen but announced his vote for himself and said he looked forward to working with Michelle. Ray identified his voice and voted for Blaine.
- John entertained nominations for secretary and Linda nominated Jan. John seconded. John called for other nominations and there being none, he voted for Jan, followed by Larry and Linda looking into the camera and voting for Jan. Blaine identified himself off-camera and voted for Jan, as did Ray. John asked Jan how she was voting and she shared that she would like to keep the position so she voted for herself. John asked Nancy for her vote and she voted for Jan, too. John announced it was unanimous and said "Thank you."
- John visited with Linda and others but sounds were garbled and he announced she had already accepted the position. He asked if there were any other nominations for Linda's position and announced "If there are, we need to send you to a doctor." Chuckles followed.
- John announced the two positions remaining were social and newsletter and called for nominations for newsletter.
 - Linda turned the laptop toward her to be seen and nominated Nancy.
 - A voice off-camera seconded the motion so Jan asked who that was and John turned the laptop toward himself to acknowledge he did. Jan thanked him. John called for other nominations.
 - Jan asked Nancy if that was something she would accept if elected; was it something she would like to do? She wasn't sure.
- John said he would hold that open for now and moved on to call for nominations for social.
 - Larry nominated Ray. John and Larry both seconded.
 - Jan noted that it was fairly intense in terms of computer management with Directory Spot. "Is that something Ray feels comfortable doing?" she asked. A voice off-camera, possibly Larry's, said yes. Jan continued that she meant no intentional disrespect but she reminded Ray that he couldn't open documents she sent him earlier in the year and she asked if he had overcome that issue. John said, "he's good." Jan suggested that he would need to manage a database and communication and that's very intensely technical; digital. John said, "Yea" and concluded nominations and voted for Ray.
 - Linda leaned into the camera to vote for Ray. Blaine identified his voice off camera and voted for Ray followed by Ray in the same manner, followed by laughter. Larry, Jan, and Nancy did not cast a vote. John announced that concluded the board of officers for 2023.
- John returned to Ian's agenda and asked if Jan had anything for the secretary's report. She did.

Secretary's Report:

- Jan asked for corrections or additions to the minutes from the last meeting in November. John moved for them to be approved and Nancy seconded. John called for a vote and Jan could see hands raised for 3 votes so the motion carried because only 4 of the ongoing board were at the November meeting.
- Survey results: All the people on the board received this information when she sent out the spreadsheets in early December. For those who were joining as homeowners, 56 people total responded to the survey, so about 33% of the homeowners were interested in the survey. 17 of the 41 homeowners on the fence line responded, so that was less than half the people that are directly impacted. 39 of the 127 homeowners without a fence on their property responded. Jan noted that as the board had seen, there were a lot of comments; there was a lot of good input from a lot of people and a lot of thoughtful observations and suggestions. Whenever we as a board need to take action on the fence, she hoped that the survey would be useful information. Jan asked for questions. When there were none, John thanked her for the report.

- She also wanted to share that the City of Overland Park has two neighborhood committees that people may have read about in The Shawnee Mission Post. She was unaware of them but thought there could be a benefit to Westmont's home's association to join them. They are the Neighborhood Executive Committee and the Neighborhood Conservation Program, which also has opportunities for grants and various other ways to support homes' associations. She wondered if anyone else was aware of them. She thought it might be valuable for Westmont to look into joining these and called for conversation. John asked for her to distribute the information to the new board and thought it was a good idea. She agreed to share links to the sites and asked if John wanted her to look into how to join. John thought that was a good idea.
- John shared that he heard a roundabout will be installed at 123rd & Lowell eventually.

Lawn & Grounds Report:

- Linda turned the laptop toward her and reported there was no activity right now but it would be starting soon.

Social Report:

- John turned the laptop back to be seen by the camera and said that as outgoing social chair, he didn't really have anything.
- We will be having a garage sale and that's been in the newsletter. We'll continue to publish it. We'll have two this year. Be prepared.

Newsletter:

- Sam's no longer on and John said he appreciated everything she did.
- He'll get an email out to everybody about the newsletter deadline. Jan pointed out we needed to set it now and reminded it was usually set a few days before the end of the month in order to be turned into HA-KC and printed in time to go out with the invoices.
- John set it for Friday, the 20th. Jan asked if he meant four days from now. He confirmed the date and thought there shouldn't be much in the newsletter this time. Jan asked John if they should send it to him, which he confirmed.

Other Business:

- Jake had a question about the survey and asked Jan if she could share the pro and con votes on the fencing.
 - Of the 56 people who participated in the survey, 44 said yes to continuing a perimeter fence and 10 said no, she shared. There were a variety of responses on the dues increase and understanding the budget.
- John shared that he would send a list to Jan of the people who attended at the church. Jan asked if that included people beyond what was visible on Zoom screens and he confirmed it did.
- Meeting schedule next year – John announced the following: “To the new board, we *will* have a December meeting so that the changeover can happen then and the new board for 2024 can hit the ground running.”
 - John asked for feedback from the group regarding monthly meetings.
 - Jan pointed out that we're only required to have a meeting quarterly so she suggested we consider whether or not we want to have a monthly meeting or an every-other-month meeting or a quarterly meeting.
 - John announced we would continue monthly meetings for now. Jan wondered why he asked. Monthly meetings will continue to be the third Monday of the month at the church in-person, John announced.
 - Jan noted that the third Monday of the month in February is a national holiday and she wondered if we might consider having the meeting on a different day. John pointed out that “today was a national holiday,” which she acknowledged, and announced they would continue the third Monday of the month.
 - Jake asked why we couldn't have a Zoom meeting also. With the infection rate right now over 25% in Johnson County he thought it would be wise.

(Muffled conversation followed.)

- John committed to seeing if a Zoom option was possibly available, even though it didn't work very well there right now. He went on to suggest that Michelle would acknowledge that running the Zoom meeting at the annual meeting was pretty difficult, but we've got a month to work on that.
- Jake didn't accept that because he was cutting out people who will not come to an in-person meeting because of the threat.
- John said you can make the same argument about Zoom. That's why we've got some 20 people here because they didn't want to be on Zoom.
- Jake persisted that there were people on Zoom who didn't want to be at the church because of the infection rate.
- John committed to working on some options for Zoom. He couldn't commit to that right now because he doesn't know if that room is available. Nor do we have anybody with the technical expertise to run the meeting.
- Jake pointed out he was running it right now.

- Nancy reminded John that at an earlier meeting when Ian offered to continue letting us use his Zoom account for the next year, John mentioned that both he and Linda had Zoom capability and they weren't restricted to the 45 minutes. "Do you still have that?" she asked,
- John said he could still do that and explained it was not so much that as it was being able to put it on a big screen and coordinate it. He'll see if he can't make that happen.
- John asked if there was any additional business and there was no response. He thanked everyone for participating and said we'd see everybody in a month. The meeting ended at 7:30 pm

Respectfully submitted, January 31, 2023

Jan Hodgson, Secretary