

Minutes of the FVCA Governance Committee Meeting
August 10, 2021

1. The Co-chair called the meeting to order on August 10, 2021 at 1:00pm. The meeting was held virtually via Zoom
2. Committee members in attendance were Patti Audet, Co-chair, Jill Dempsey, Co-chair, and Brenda Norton. No owner attendees were present.
3. The regularly scheduled July committee meeting was cancelled due to schedule conflicts so there were no minutes to review or approve
4. Schedule C amendment update
 - a. There are a handful of first mortgage holder forms outstanding; Patti and Brenda to meet and plan follow up process/timeline
 - b. More than half the ballots have been returned
5. CC&R, Bylaws and R&R update – once activity with Schedule C amendment starts to slow down resurrect and prioritize updating the governing documents
 - a. Harker Lepore prefers starting with a redline while Condo Law Group prefers starting with their template and adding to it.
 - b. Patti to seek pricing from Condo Law Group
 - c. Jill brought up adding verbiage to the suggested changes that would address the need for owner approval via vote on non-planned expenditures exceeding a specific \$ threshold like what is done by the Village HOA.
6. Radon Mitigation – the finance committee has made a recommendation to the BOD for funding mitigation.
 - a. Patti to suggest to the BOD that the governance committee assist with the ballot process using the same mail merge functionality that was used for the Schedule C documents as well as an Excel based tracking mechanism to tally the votes.
 - b. Per Bylaws Article II, Section 3, majority of voting owners present shall mean voting owners holding over fifty one percent of the votes present at any legal meeting.
 - c. Additional questions to the project committee:
 - i. (This may have been asked previously) Can mitigation efforts be performed during the winter months?
 - ii. If electricity to run the fans is tied into the lower units electric, does the owner need to be present or can that connection occur without owner assistance? If owner assistance is needed, consider those that are gone during the winter months.
 - d. Further research by Patti needed to determine next steps if majority approval is not obtained through ballots.
7. Open Forum – Washington state long term health care requirements comments
8. Meeting adjourned at 1:35pm