

**Casa Clara Condominium Association, Inc.**  
**Board of Directors Meeting**  
**November 18, 2023 at 10:00am**  
**Pelican Room**

**Meeting Called to Order:** Continuation of meeting called to order at 10:00am

**Board Quorum Certified:** Board Members present (in person or by phone) – Barb Tatarчук, Elsa Feltes, John Balderston, Bonnie Polk, Larry Thul, Carla Tamma

**Proof of Notice of the Meeting:** Laura Solsburg certified the posting of the meeting.

**Approval of the Meeting Minutes:** Elsa made a motion to approve minutes with one small correction (a space between names needed to be added, Larry Thul seconded, minutes approved.

**Reports:**

Barb Tatarчук reported on our milestone report. Phase 1 completed. Contracts with ACG engineering. They did a visual inspection with acoustic sounding. Looking for “substantial structural deterioration” and identify minor problems and give recommendations. Minor concrete damage identified but overall structural integrity not at risk. KCB may require us to make some repairs mentioned in the report. ACG is also doing the SIRS (Structural Integrity Reserve Study) report.

Laura update on Federal Pacific panels. Slow moving, supply issues. Should have been completed by now. Not even half way through. Laura has expressed her displeasure with the time it is taking. So far 13 panels have been completed. Insurance has been reinstated contingent on completion of replacement of all Federal Pacific panels.

Report by Mark Forni, Bylaws Committee. Reiteration of item A (below) from Old Business. Discussed presenting alternatives to the amendment to the board for consideration. The goal being to maintain the feel of a residential complex.

**Old Business:**

A - Consider a proposal to ask our lawyer to prepare an amendment for a vote at the Annual meeting in January. The proposed amendment would limit rentals for owners who have purchased their units on or after January 28, 2024 in such a way as to comply with any insurance underwriting regulations which maintain Casa Clara's status as a residential community with residential rates. An alternative amendment would limit rentals for new owners to no less than 30 days. Elsa made a motion to forward the amendment to the lawyer, seconded by Larry, all in favor, motion passes.

**New Business:**

A - Consider a proposal to ask our lawyer to prepare an amendment that would require all those renting out their units and who purchase their units on or after January 28, 2024 to use Casa Clara management as the contact person and to handle those rentals. Larry Thul made a

motion to send to lawyer, seconded by Elsa, Barb and Carla voted no, everyone voted in the affirmative, motion passes.

B - Consider a proposal to ask our lawyer to prepare an amendment that would change the voting requirement for approving an amendment. Elsa made a motion to send to the lawyer, no second. Motion does not pass.

C - Discussion of request by an owner to allow change in balcony railing. Owner wishes to defer to the next board meeting.

D - Discussion of location for Annual Meeting. A possible location is the Key Colony Inn. Cost is \$250 to rent the room. Bonnie made a motion to hold the annual meeting at Key Colony Inn, Larry Thul seconded, all in favor, motion passes.

E - Proposal to accept retainer agreement from Becker. Bonnie made a motion to proceed with the retainer for the next year, seconded by Larry, all in favor, motion passes.

**Adjournment:** With no further business to discuss John Balderston moved to adjourn, Carla Tamma seconded, all in favor, the meeting was adjourned.

Respectfully submitted on January 23, 2024 by

A handwritten signature in black ink, appearing to read 'John Balderston', is written over a horizontal line.

John Balderston, Secretary

**Roll Call:**

1 - Mark and Luann Forni

2 - 203 Miller

3 - 102 Marnie Jenney

3 - 201 Michael Keith

3 - 305 Soucy

**On-Site:**

Bruce and Laura Solsburg - management

Larry & Deedee Wagner

Pam & Roy Boylan

Sam & Jean Mazza

Steve & Mary Pasek

Diane Scudder

Addie Feltes

Marsha McComb

Sheril Blomgren

Brian Stidham

Ruth Schnake