

**Sonoma Pines Homeowners Management Ltd**  
**Board of Directors Special Meeting - June 11, 2020, 9:00AM, SP Clubhouse**

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**Present:** Lloyd Searcy, Acting Chair, Terry Cross, Malcolm Metcalfe, Tom McEwan,  
Murray Reiter, Gary Sears, Charlie Milazzo

**Regrets:** David Reid

## **Agenda**

1. Insurance
  - a. Status
  - b. Approval of funding for a Legal Opinion
2. Siringo Wall Repair/Replacement
  - a. Status of investigation
3. Budget
  - a. Deferral of New Payment Schedule
  - b. Impact of insurance changes on budget

## **Meeting Minutes**

Lloyd Searcy called the meeting to order at 08:55 AM at the Clubhouse. The content of the agenda discussed and agreed.

### **1. Insurance**

Lloyd provided a history of work completed over the last week. Following are the key activities and results:

- A focus group has been held to discuss viable options for placing the multi-family insurance. Indications are that the policy will have to be placed through a commercial broker, given that the Board agreed to delay further work on this initiative until other options are explored.
- Lloyd presented information on potential conflicts in the multi-family sublease and articles of incorporation issues.
  - There is some confusion regarding our status as a corporation. This **MUST** be clarified.
  - The single family and multi family lease sub-documents both contain the same information on insurance - the homeowner is expected to provide his or her own insurance.
  - It was suggested that we seek a legal opinion to clarify and confirm our position with two options:
    - Authorize homeowners of MF homes to purchase their own insurance - without any change to the Head Lease, Sub-Lease or Articles of Incorporation. (legal opinion required)
    - Modify the Sub-Lease agreements to allow homeowners to purchase the insurance on their own home. (legal opinion required)
  - Lloyd has contacted lawyers that are able to provide a legal opinion.

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MOTION - Lloyd Searcy, SECONDED Terry Cross - **To authorize a loan of up to \$5,000 from the MF Contingency fund to cover costs for the proposed legal opinion addressing the MF Sub-Lease insurance clauses.** PASSED - Unanimous

**2. Rock Wall (Siringo Lane)**

There was a question about the proposed rock wall replacement on Siringo Lane.

The Board agreed to utilise Geotechnical personnel to investigate the need and risks of replacing the wall before proceeding. Lloyd and Murray will follow up and report back to the Board. No work will proceed on the wall until further review by the Board.

Terry informed the group that no work would be started in the near future, due to lack of funds in the common CRF account.

**3. Budget**

A short discussion on the budget took place.

- The status of the increased monthly maintenance fees was discussed, considering a potential to defer the balloon payment and increased fees on July 1. After discussion, it was agreed that the fees would remain as currently planned, with the potential to be reduced when the legal opinion has been received and a viable plan for insurance has been prepared.
- Depending upon the need to change the budget, a Special General Meeting may be required to allow a vote on changes in costs and assessments based on any change in insurance.
- Murray raised the issue of trimming trees - the Oak trees on Sonoma Pines Drive will need to be trimmed up to 13 ft above the roadway to allow vehicles to drive without hitting them. This will be completed within the current budget.
- Murray also explained a plan to save the Oak trees that are in poor condition on Sonoma Pines Drive. Grass around the base of the trees will be removed, and replaced with bark mulch, and the trees will be treated with fertilizer, water, and a good talking to.

The meeting was adjourned at 9:50 AM

*Malcolm Metcalfe, Recorder of Minutes*

**Approved by Board August 6, 2020**

**Signature:** \_\_\_\_\_