

**Minutes of the Tern Bay Homeowners Association board meeting held Feb 20th 2024 at 7:00 p.m.**

Location: Via telephone call in

Present board members:

D. Guren

M. Gancarz

B. Alger

Absent board members:

J. Kriete

M. Kinzel

Homeowners in attendance:

Sherrie Carroll (403)

The meeting was called to order at 7:05 p.m. . A quorum was present. A motion was made to approve the minutes from September 19, 2023 by M Gancarz and seconded by B Alger. The motion passed.

President's comments:

The meeting will be facilitated by M Gancarz

-reviewed the list of all board members and positions

D. Guren, president

B. Alger, vice president

M. Kinzel, treasurer

M.Gancarz, secretary

J. Kriete, director at large

-work on the fascia of several units has been completed with the exception of painting. Mary to reach out to Phil regarding reorder of paint. (update: Phil has reordered paint).

-dog feces on property discussed. While the number of incidents has decreased, we need to remain vigilant in reminding dog owners to pick up after their dogs, especially in the area north of unit 101 and behind building number one, as there is no physical separator between our property and the Tierra Shores units. This segued into a brief discussion regarding our dog policy. Our current HOA rules allow for one dog under 20 lb per unit. Multiple dogs are not allowed. Unit owners should exercise discretion and refer to our doc when visitors bring dogs. Also, it was mentioned that any changes to our dog policy would need to have majority approval by all unit owners.

It was noted that while we have a good reserve, we will need to repaint in the next year or two, as well as the possibility of replacing our aging sprinkler system.

-B. Alger stated he has completed updating our website with current board member info. Also, all emails to previous Gmail account have been transferred to Outlook.

Additional business/open forum:

-Sherrie Carroll (406) has requested to go on record that the dog and unit 401 has been barking incessantly for more than a year now and would like the board to address it with the homeowner. Sherrie stated that the dog's barking is disruptive as she works from home. She stated it continues as late as 11:30 p.m. .

No other business was brought up.

M Gancarz adjourned the meeting at 7:16, seconded by Bob Alger.

Regards,  
Mary G.