

Minutes
Deane Gardenhome Board Meeting
Huntington Beach, CA

12.10.14
Hulka Residence
20252 Ramona
6:00 PM

Present- President Ivan Hulka, Vice President Richard Boerner, Treasurer Kevin O'Connor, Secretary Lore Hynes, Member at Large John Hodge, Landscape Martha Werth, New residents Pat and Joan (Lot# 11)

Actions items on these minutes will be marked with [A] and listed at the end.

The Minutes of the October 8, 2014 were approved by Kevin O'Connor; seconded by Ivan Hulka.

I. Special Business

- Bookkeeper Tammy Becker will be coming to next meeting to introduce herself.
- City Watering Code Reminder
- Verify that Insurance is up to date [A]
- Reimbursements handled through Treasurer Kevin O'Connor and Bookkeeper Tammy Becker via GeniusScan. email/text Kevin.
- Deane Gardenhomes website is up and running www.deanegardenhomes.com
 - New resident Patrick Stanton will help with the basics of website uploading etc.
 - Ask Sharon if she can put a counter/meter for visitors to site [A]

II. Report of Officers

President

- Nothing to report

Vice President

- Nothing to report

Secretary

- Lore Hynes had nothing to report.

Treasurer

- Docusign to be set up [A]
- No financial reports this meeting during transition to Tammy
- Electronic Banking will be discussed next meeting

Architecture

- Patrick Stanton interested in future opening for Architecture Chairman

Landscape

- Martha Werth reported that trimming the Palms cost \$1935 this past iteration. We need to determine a policy going forward to keep our costs down
- Removing a Palm costs \$225

III. Action Items

- Draft Letters
- Need “Approval for Payment” pages
- Discuss walls on Bushard
- **Joe Mulvihill** the task of contracting Verizon FIOS to assess what needs to be done to install in our neighborhood

IV. Adjournment

- 7:40pm: Motion to adjourn meeting by Ivan Hulka; seconded by Kevin O’Connor; all in favor
- 7:45 pm: Meeting reopened by Lore Hynes to discuss the inconsistency of the fee due dates. Lore motioned to return to the original deadline of January 30th. Kevin seconded the motion; all in favor.
- 7:55 pm Motion to adjourn meeting by Ivan Hulka; seconded by Lore Hynes; all in favor

ATTEST: Ivan Hulka, Joe Mulvihill

Meeting Ground Rules for Deane Garden Board Meetings (1.0)

1. Only one person speaks at a time; no one will interrupt while someone is speaking. (I suggest : write a note if you like to ask/ comment , so you don't forget)
2. Each person expresses their own views, rather than speaking for others at the table or attributing motives to them.
3. Avoid grandstanding (i.e., extended comments/speaking), so that every one has a fair chance to speak. (and we finish within one hour)
4. No personal attacks. Challenge ideas, not people.
5. Everybody agrees to make a strong effort to stay on track with the agenda and to move the deliberations forward.
6. Everybody will seek to focus on the merits of what is being said, making a good faith effort to understand the concerns of others. Questions of clarification are encouraged.
7. Everybody will follow the “no surprises” rule. Concerns should be voiced when they arise, not later in the deliberations when a “surprise” objection is raised.
8. Get to the “Point”, so it is fast and clear .
9. Board, can modify or add this rules as needed.