

**PRAIRIE VILLAGE HOMES ASSOCIATION
OCTOBER 7, 2007 BOARD MEETING
MINUTES**

The meeting was called to order at 7:05 pm by Susan Forrest

Attending were: Directors Susan Britton, Susan Forrest, Dick Hahn, Jori Nelson, Ashley Weaver and invited guest Marianne Noll.

Absent were Directors Bill Chinnery, Sharon Chinnery, Michelle Nash and Susan Spencer.

Marianne led the meeting. She described characteristics of a successful board as:

1. Directors must present their position on an issue prior to the vote. It is their responsibility to make their best argument at that time. If they are not able to persuade the majority of the Board to agree with their position, they must accept the decision reached once the Board votes.
2. Every Director must stand behind the decision of the Board once it has been made by voting, even if they personally disagree with the decision. To do otherwise undermines the entire Board.
3. The Board must agree upon and follow rules of conducting their meetings.

Marianne presented copies of "Rules of Order for Association Boards" by Jeffrey A. Goldberg. She suggested we sent copies to the absent Directors. She suggested that we all read the document and vote on accepting it as the way to conduct our meetings.

Ashley agreed to send it to the absent directors via an e-mail link.

A motion was made by Susan B. and seconded by Jori to adopt the "Rules of Order for Association Boards" for PVHA meetings. We will vote by e-mail with an October 15 dead line.

Marianne and Susan B recommended that we use a parliamentarian at our meeting. Ashley is looking for one.

Marianne recommended that speakers be limited to 5 minutes each. This would apply to board members and the public. Additional 5 minutes turns could be allowed if the board needs more discussion.

We discussed filling the vacancy created by Brent's resignation. We agreed it would be best to fill it at the annual meeting. That way the Association, not the Board will choose from the candidates. A motion to do so was made by Susan F and seconded by Susan B. Ashley will send it out for an e-mail vote.

Marianne thinks our main problem is poor communication.

To improve this between the Board and the Membership:

We agreed that it would be wise to print a newsletter supplement. It would correct the misinformation being spread. It would clarify procedures and responsibility and what our court case was about. Specifically: the procedure for a compliance review; what our Declaration of Restrictions empowers and directs the Board to do; what led us to take legal action; what was the Judge's ruling. We would also inform members that this will not raise their dues nor will there be a special assessment. We would include a list of the current Directors and when their terms expire and how to apply for a seat on the Board. We agreed it could be printed as a single page and delivered by mail or door fliers. Ashley will prepare a draft for Board approval. (F.Y.I. we are currently under budget for newsletter printing)

To improve this between the Directors of the Board:

We agreed that any meeting between a Director(s) and a Member(s) be announced ahead of time to the whole Board so all Directors have the option to attending. The discussion from the meeting must be summarized and shared with the whole Board afterward.

We will also abide with our rule to distribute document by the Friday prior to the Wednesday meeting. Documents presented at the meeting will not be addressed.

Susan B recommended that the Board vote to indemnify it's self at the end of each year.

The meeting was adjourned.

Susan Forrest
Acting Secretary