**MEETING MINUTES**

**BRIDLESPUR HOMEOWNERS’ ASSOCIATION**

**BOARD OF DIRECTOR MEETING**

**Meeting Date:** December 30, 2022 (Special Meeting)

**Location:** Colonial Presbyterian Church, 9500 Wornall Road, KCMO 64114,

Fellowship Hall, Room 105

**Start Time:** 6:35pm **End Time:**  8:27pm

**Roll Call: *Present:*** DaVonchio Oliver, Jon Goodwin, Marsha McBratney, Katie Mahoney, John

Rudis (had to leave at 7:10pm), Marian McKnight, Wanda Shipman, Mike Laurence, Tom Kimmerly (arrived at 7:43pm)

***Absent:*** Bob Gillespie (who told Jon Goodwin he would not be at the meeting)

***Guest:*** Steve Walton, former Treasurer/Secretary (uncertain who invited Steve to this Special closed meeting as a guest or why)

DaVonchio Oliver opened the meeting with a history of how we got to this point, that Jon Goodwin was interested in putting job descriptions together and engaged DaVonchio and Marsha McBratney to work with him on creating the job descriptions, the four people who verbally resigned at the December 5 meeting (Mike Laurence, Bob Gillespie, Marian McKnight and Tom Kimmerly), those people saying that they did not resign and now a Special Meeting to get back on track. DaVonchio then moved the group to Agenda Items.

**President Agenda Items:**

*Approval of the meeting minutes of December 5, 2022:* Board President, DaVonchio, motioned for the 12-5-22 meeting minutes be approved. Marsha McBratney seconded the motion. Marian McKnight and Jon Goodwin did not agree with certain comments associated with them so Marsha will make needed edits, have Marian and Jon approve and then submit corrected December 5 meeting minutes at the January 10, 2023 meeting. Motion was made by John Rudis and seconded by Tom Kimmerly to review the meeting minutes from December 5th after edits have been made.

*Confirmation of appointed officers/ directors from December 5, 2022 meeting.* Five board members (DaVonchio, Jon, John Rudis, Katie and Marsha) feels that Bob, Mike, Marian and Tom resigned and walked out of the December 5 meeting. Marian, Mike and Tom all claim that they did not resign on December 5th and instead left angry because they were unhappy with the job descriptions and process around them. None of them brought any written edits to job descriptions as recommended and Bob did not give Jon any job description document to share at the meeting. After the four resigned on December 5, the remaining 5 board members unanimously voted as follows: DaVonchio Oliver as President, Jon Goodwin as Vice President, Marsha McBratney as Secretary and then all five confirmed Katie Mahoney as Director of Events and John Rudis as Director of Neighborhood Upkeep. John Rudis advised DaVonchio before today’s meeting that he does NOT want to be the lead person in the group of three since he does not have time. Tom and Mike declined the role of Lead Director over the team. More discussion in general about the job descriptions and were they needed during which Tom pulled out and read a document of resignation. Tom then signed a letter of resignation and left the meeting.

Discussion on whether Bob Gillespie will remain as Treasurer and Jon Goodwin said Bob still wants the role. If he does stay as Treasurer, he will need Wanda to show him all tasks since he will have to do the entire job description himself, with some help from Wanda if needed. Jon Goodwin expressed concern with trusting a new Treasurer who we don’t know well. DaVonchio offered the Treasurer position to Jon and he declined. Marsha McBratney will gather data on having a new Treasurer bonded and costs associated. John Rudis will evaluation the Upkeep job description again and send any changes to Marsha. Board members will need to invite people to join the board, especially for the Neighborhood Upkeep Team.

Off and on during conversation/discussion tonight, Marian, Mike, Tom and Wanda kept circling back to how much Wanda does as the paid Admin Aid and they don’t see a reason to change things. The paid Administrative Aid job description was passed out and Wanda immediately expressed unhappiness and a very terse discussed ensued. Conversation around the job description that Wanda created and how those tasks fall to directors and/or officers so Wanda’s duties will be greatly reduced. DaVonchio reassured Wanda that she would have plenty to do helping board members, especially as they learn what she did and how she did their tasks. We are following the bylaws for officer positions and the other five board members will have specific job descriptions still to be finalized and vote held. Wanda has already prepared the annual dues statements with Jon Goodwin’s approval. Reminder was made that Secretary will be doing newsletter and any other duties that fall under the usual secretary umbrella. Katie and Marsha will prepare a volunteer form to be emailed and placed on Facebook since it is too late to put it with the dues statement. Wanda was still angry regarding changes to her tasks, but would not discuss it with the board even though DaVonchio had already talked with her about it via phone. When DaVonchio asked Wanda if she can ‘work with the board’, Wanda did not respond. Marian then looked at DaVonchio and said that for 5 years DaVonchio had done nothing on the board and now she’s going for a “power grab”. Marian said that she wants to create her own job description, ‘borrowing from the baseball world, and be a utility player’. Marsha talked about whether that should be a voting position and the group agreed, without vote, that it should be. Marian said she can help other board members as needed, make phone calls and send letters, so a job description will be created for Marian for her to review and agree to. Then that job description will go to the same vote as the other job descriptions. Wanda continued to be angry and resigned twice, the second time signing a letter of resignation. DaVonchio and Jon Goodwin will work with Wanda to get back any HOA properties, including digital such as mailing lists, etc. Wanda left the meeting and Marian went with her since Wanda is her ride. Marian was very clear that she was NOT resigning. Discussion returned to filling board positions and it was about then that Mike Laurence resigned his position, signing a resignation letter before leaving. After Mike left, guest Steve Walton, said that we were ‘making a mountain out of a molehill’ and that we ‘pay $75 per year and for that we get snow removal and nothing else matters’. Marsha McBratney responded that the five board members who did not resign, aspire to something more and better for the homeowners. With that Steve stook up, pointed his finger at Marsha and made some rude comments. DaVonchio Oliver called Steve out for being rude and then he left.

There was no vote to add Micah Fritz as appointed treasurer since we don’t yet know if Bob Gillespie will stay on as Treasurer, especially without Wanda to teach him the tasks. Jon Goodwin does not think Bob will stay on the board.

Marsha asked if she could send a thank you note to the church for allowing our meeting her at no cost. Jon Goodwin said that Wanda kept asking him how much we were paying for the meeting space because the cost of the 2021 annual meeting was $150. Marsha told the group that there was no cost.

At 8:27pm, DaVonchio Oliver motioned for meeting to be adjourned and motion was carried.

**Action Items Owner(s) Due Date Status**

Find out if Bob Gillespie will stay on as

Treasurer DaVonchio 01-10-23

Get HOA Items from Wanda’s DaVonchio/Jon 01-10-23

Post on FB & via email that

Board positions are open Katie/Marsha 01-10-23

Get 2 more Directors for Upkeep Team

and fill other open positions all search 01-10-23

Research getting a new treasurer bonded Marsha 01-10-23

Send thank you note to Colonial Presbyterian Marsha 01-10-23

Update meeting minutes from 12-5-22 Marsha 01-6-23

January newsletter Marsha 01-20-22