

**Harbor Village Cooperative
Board Meeting Agenda
2nd Wednesday and 4th Thursday at 6 pm**

June 23, 2022 – Zoom

Join Zoom Meeting

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Meeting ID: 845 4556 4554

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Opening

The regular meeting of the Harbor Village Cooperative was called to order at _____ pm on 6/23/2022 by the _____.

Timekeeper: _____

Roll Call: _____

Guests:

Marcia Sprague, CASA of Oregon

Marcus Vance, Commonwealth

Rose Ojeda, CASA of Oregon

Other:

Board Members	Position	Present	Absent
Brian Wamsley	President		
Pat Schaffner	VP & Ops		
Sharon Beck	Treasurer		
Blanca Smith	Mem@Lar		
Rachell Freshour	Mem@Lar		
Jim Watson	Mem@Lar		

President Report:

- Memo to Members

"Thank you for your interest in the Cooperative. You are reminded that this is a Board of Directors meeting, not a Membership, or Annual Meeting. The primary focus of this board meeting is to conduct Cooperative business as outlined on our Agenda. While we welcome your attendance, we must ask that you limit your participation to the specific period set aside for the Member Forum at the end of our meeting. You may listen to the discussion of Cooperative matters by the Board, but we request that you not enter into the discussion. If the Member Forum is not sufficient for you at this meeting, we suggest that you submit your comments or requests in writing to board members at **harborvillagecommunity@gmail.com**. Your email will be reviewed, and action will be taken as appropriate or it will be included in the Agenda for the next Board meeting. We thank you for your attendance and for your cooperation with this request."

Secretary Report:

- Approval of Minutes

Action:

Announce:

Treasurer Report:

- Financial report out for May

- Trends
- Finance Committee
- CPA firm engaged to produce compiled Financial Statements for 2021 and to compile and file our 2021 taxes.

Action:

Announce:

Operations Manager Report:

- Electrical Work update - RV side
Proceed with final two phases of emergency repair discussion
Costs continue to rise and after permanent financing have to pay prevailing wage
- Security Camera installation update – tripled in price, best to wait until July.
- Electrical work necessary on MH side – site by site assessment?
- Trash/recycling receptacles – do we need more? Do we have room?
- Laundry room discussion – trash, dirty machines

Review of a Bylaw, a Community Rule or section of Lease Agreement:

This month we are reviewing certain rules as there have been issues in the community regarding these particular rules:

Community Rules:

2. Conduct:

We strive to build a safe and tranquil community. Due to the close proximity in which we live, we have basic ground rules to maintain the peace and security of all residents. Some of those rules are included below:

- c) Residents may only be on another's space or in another's home when invited.
- d) Public intoxication is prohibited.
- e) This is a drug free community. Use, possession, or distribution of illegal drugs is prohibited and is cause for immediate eviction, as provided by Oregon law.
- g) No commercial or in-home businesses are allowed, including daycare, with the exception of non-physical internet commerce. No visible signage or other advertising is allowed.
- h) Noise levels are to be at a moderate level at all times. **Quiet hours are 10:00 P.M. until 8:00 AM. (this includes barking dogs)**
- . j) Every resident, together with their guests and invitees, shall respect the rights of other residents to the quiet enjoyment of their respective spaces, and shall not trespass on another's space. For purposes of this section, the term "trespass" shall mean knowingly entering the space of another Resident without permission. Nothing in this section shall prohibit members of the Board of Directors or representatives of the Cooperative's property management company from accessing resident spaces for the purpose of conducting inspections or Cooperative business in accordance with the terms of the Space Lease.

We will be reviewing the PET rules next month.

Member-at-Large Report:

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CASA of Oregon:

- Permanent Loan status
- General cooperative member rent increase update

Commonwealth:

- Status of Lease Agreement returns
- Update on manager(s) search
- Assurance that citations/notices are being sent out. Tarps on RV's. Garbage around RV's, barking dogs. How often are citations being sent out for the same violation? 30 days?

Old Business:

- Security patrol – who is going to follow up on this and submit info to the Board and report out in July?
- Key cards – are we going to do this or wait? Should we do this for laundry room? Who is going to follow up on this and submit info to the Board and report out in July?

New Business:

- Discuss new, higher monthly rate for non-members (those who haven't returned their lease agreements).
- Internet service is provided for short term vacationers, NOT FOR PERMANENT RESIDENTS.

Community Forum:

- Name: _____
Concern:

- Name: _____
Concern:

- Name: _____
Concern:

Adjourn by 8:00pm

Action: Motion to adjourn made by _____ at _____ pm. Vote was unanimous.

Board will go into executive session immediately following the meeting.

International Cooperative Alliance Principles:

1. **Voluntary and Open Membership.** Cooperatives are voluntary organizations, open to all persons able to use their services and willing to accept the responsibilities of membership, without gender, social, racial, ...
2. **Democratic Member Control.** Cooperatives are democratic organizations controlled by their members, who actively participate in setting policies and making decisions.
3. **Member Economic Participation.** Members contribute equitably to, and democratically control, the capital of their cooperative. At least part of that capital is usually the common property of the cooperative.
4. **Autonomy and Independence.** Cooperatives are autonomous, self-help organizations controlled by their members. ...
5. **Education, Training and Information.** Cooperatives provide education and training for their members, elected representatives, managers, and employees so they can contribute effectively to the development of their cooperatives.
6. **Cooperation Among Cooperatives.** Cooperatives serve their members most effectively and strengthen the cooperative movement by working together through local, national, regional, and international structures.
7. **Concern for Community.** Cooperatives work for the sustainable development of their communities through policies approved by their members.