

Special Adobe Wells Board Meeting

Wednesday, November 18, 2020

The Special Board of Directors Meeting was held at Wertz Hall using social distancing.

This was a closed Mic meeting with audience input on agenda items allowed with time limits at the discretion of the Chairperson.

Because of feedback from Homeowners and different interpretations of motions passed at the November 2, 2020, Board Meeting, the BOD members requested that a Special Board Meeting be called to review, clarify, and/or modify motions passed at that meeting.

There was a telephone conference call for BOD members unable to attend in person.

The special meeting was called to order at 9:00 A.M. by President Arnie DeJoode.

Present:

Officers: Arnie DeJoode, President; Mike Manning, Vice President (phone); Howard Harmon, Treasurer

Section I Directors: Jim Stevens, Greg Weekley (absent)

Section II-III Directors: Harry Dellinger, Anna Hartwig, Pat Mulvaney (phone), Joyce Venker

RV Section Directors: Pat Fladeland, Margie Glaesemann (phone)

Secretary: Sonya Bush

Parliamentarian: Carole Buwalda (phone)

Jurisprudence: Carole Buwalda (phone)

Secretary Report: All BOD members received copies of the minutes for the Board meeting on November 2, 2020. The minutes were accepted as shown.

Treasurer's Report: The treasurer's report was given by Treasurer Howard Harmon.

- General Fund:
 - General Net Operating Funds Available: \$198,631
 - Total YTD income: \$403,129
 - YTD Expenditures: \$319,267
 - Net Income YTD: \$83,861
- Total Activity Funds Available: \$74,698
- Rental Property: \$10,092
- Memorial Fund: \$2,502

This report includes the interest that wasn't available for the November 2, 2020, BOD meeting.

The IRS is now taking money out of Lone Star Bank so the IBC account is now closed. \$90,815 was transferred to Lone Star Bank. IBC is now 100% closed.

The corrected report was approved and put to file for future audit.

Old Business

1. Nominating Committee

A motion was made, seconded, and approved for the Nominating Committee. They are co-chairs Ted and Ailene Wills (Section II and III), Gene Griffith (RV Section), Pat Del Barrio (At-Large), and Herb Calley (Section I).

2. 50th Street

A motion was made, seconded, and approved to re-open the 50th Street item for reconsideration.

A motion was made and seconded to re-open 50th Street. Motion carried with one Nay.

A motion was made and seconded to add two additional stop signs at the intersection of 50th Street and Carnation, making it a 3 way stop. Also add a sign saying "Only you can prevent Speed Bumps!" Motion carried with two Nays.

Pat Mulvaney agreed to be chairperson and get three additional people to conduct a study on the speed of vehicles.

- ### **3. A motion was made, seconded, and passed that a copy of the Operating Rules During the COVID-19 Pandemic be printed and the Board members hand them out**

with the invoices. If no one is home, they will be mailed. These Rules will also be posted at the post offices, on the bulletin board at Wertz Hall, on the Adobe Wells Group Facebook page, and sent out via email to Homeowners.

4. Adobe Wells Operating Rules During the COVID-19 Pandemic

- A motion was made, seconded, and passed that any person arriving in Adobe Wells from outside the Rio Grande Valley (the four counties of Hidalgo, Starr, Cameron, and Willacy) must self-isolate from Adobe Wells activities for ten (10) days from the **registered arrival date**. The office needs to be called immediately to confirm the arrival date. If Veronica isn't there, leave a message. This applies to Homeowners, Visitors, Homeowners receiving visitors, Renters, and Renters receiving visitors. Negative COVID-19 tests do not negate the requirement to self-isolate for ten days.

When receiving visitors, Homeowners and Renters need to self-isolate with their guests for a period of ten (10) days. The self-isolation period begins on the first day of visitor arrival. If the guests leave before ten (10) days, the Homeowners or Renters have to complete the remainder of the ten (10) days.

If a person goes to Mexico, they must self-isolate for ten (10) days from the day they return from Mexico. If a person does the ten (10) day self-isolation and then leaves the Rio Grande Valley, the ten (10) day self-isolation starts over upon return to Adobe Wells. South Padre Island is part of the Rio Grande Valley because it is in Cameron County, so no self-isolation.

Self-isolation means that the individual cannot participate in Adobe Wells activities such as Men's and Women's golf. During self-isolation, individuals may ride bikes, walk, play golf alone or with persons in their household. Individuals cannot use the North and South swimming pool areas (includes swimming pools, hot tubs, and deck area inside fencing) during self-isolation.

- In all Adobe Wells facilities masks will be worn unless eating, drinking, or exercising and Social Distancing will be maintained.
- Social Distancing is required on the golf course. Only one individual on the green at a time. Masks are mandatory when lining up for tee assignments prior to golfing.
- Appointments are required to conduct business in the Business Office.

- A maximum of 20 individuals can use each of the swimming areas (includes swimming pools, hot tub, and decking inside the fencing) at any time while maintaining social distancing. A sign will be put up at both pools stating that if you are in self-isolation you cannot use the swimming area.
- No activities may be held on any Adobe Wells common property without prior Board of Directors approval. Requests to hold activities must be made in writing and identify that proper safety precautions are in place. This can be sent to the President in an email.
- A motion was made, seconded, and passed that an activity or facility will be shut down if someone in the activity or using the facility refuses to comply with the Adobe Wells COVID-19 Operating Rules and is documented by a signed affidavit documenting the situation. The shut down for the first offense will be three (3) days and seven (7) days for any subsequent occurrences documented by a signed affidavit.

5. Status of Adobe Wells Activities During the COVID-19 Pandemic

- All Park Breakfast - Cancelled until further notice.
- Auction - A committee of Joyce Venker, Anna Hartwig, Greg Weekley, and Pat Fladeland will meet with the Auction Committee and auctioneer to develop a recommendation for the auction.
- Billiards - No pool leagues outside the park until further notice.
- Bingo and Not your Grandma's Bingo - Cancelled until further notice. Chairpersons can develop safe operating procedures for approval by the Board.
- Cards in Adobe Wells Facilities (Bridge, Euchre, Poker, etc.) - Cancelled until further notice. Chairpersons can develop safe operating procedures for approval by the Board.
- Thanksgiving and Christmas Dinner – Cancelled
- Country Line Dancing, Exercise, and Yoga – Social Distancing required. Masks are required if social distancing cannot be maintained.

- Crafts - Cancelled crafts until further notice. Chairpersons can develop safe operating procedures approval by the Board.
- Dances_ - The New Year's Eve dance is cancelled. The remaining two dances will be evaluated 45 days prior to the dance and cancelled, if appropriate, at that time.
- Happy Hour - Masks will be worn during Happy Hour unless eating or drinking. Social distancing must be maintained.
- Hole-in-One Happy Hours - Bars can be set up outside and drinks brought inside. Social distancing must be maintained when standing in line to get drinks.
- 60/40 - A motion was made, seconded, and passed to cancel 60/40 until further notice.
- Potluck Dinners - Potlucks have already been cancelled.
- Ladies' Golf & Men's Skins – Anna Hartwig, Ladies Golf Chair, has developed safe operating procedures for serving a snack after Ladies Golf. She needs to notify the hosts each week of the safety procedures that they need to follow. If using any Adobe Wells common property for meeting after Skins, a Skins representative needs to develop safe operating procedures to be approved by the Board of Directors. This only has to be done once, but the representative needs to notify the hosts each week of the safety procedures that they have to follow.

Any activities on Adobe Wells common property must have the Chairperson develop safe operating procedures to be approved by the Board of Directors.

New Business

1. Guidelines for Adobe Wells Residents Who Contract COVID-19 or Exposed
Think about what Guidelines we would need to implement if we get a case of COVID-19 in Adobe Wells.
2. Recommended Actions Upon Receiving Information of COVID-19 infection in the park. Think about what actions we would need to take if COVID-19 gets into Adobe Wells.

Announcements:

1. Carole Buwalda will find a substitute for “Meet the Candidates” on January 8 if she won’t be here.

Adjournment:

A motion was made, seconded, and approved to adjourn the meeting at 11:12 a.m.

Submitted by Sonya Bush, Secretary