

Association of Unit Owners of the Island
Minutes
August 3, 2022

I. Calling of the Roll—Board Members in attendance were Janet McCulloch, Sue Parks-Hilden, Jeff Starr, Deanna Davis, and Carla Duering. Unit Owners present were Sharon Jorgensen, Peggy Pickett-Starr, and Rose Sichel

II. Proof of Notice of Meeting or Waiver of Notice—Notice was posted in the Island and emailed to all unit owners

III. Reading of the Minutes of the Preceding Meeting(s)—Available for August 27, 2022 Meeting

IV. New Business

A. Dry Rot Bids

Jeff presented the latest dry rot bids, including painting of unfinished siding from 2021, from Excellence, Inc. for Units 2, 4, 5, 8, 12, 14, 16, 21. The total cost for this phase of the project is \$8,920 for repair and \$2,175 for painting. Sue Parks-Hilden moved to approve, Carla Duering seconded; unanimously approved.

B. Discussion of Proposed Policy Re: Roofs

Jeff Starr and the Capital Projects Committee discussed a proposed policy regarding opening roofs to install elements like up-draft vents, skylights, and any other proposed interior projects that might require roof venting. The Committee agrees that a competent licensed contractor could do the work to ensure that there would be no roof leaks as a result; however, the larger concern was that holding the Unit Owner responsible for interior damage, as outlined in the draft policy, might not be legally enforceable. The draft policy also holds future owners responsible for the same work, and again that might not be legally binding. Sharon Jorgensen also mentioned that it might be best to place a time limit on the work rather than extend it for years. Janet agreed that she would consult an attorney in Salem about the enforceability of the proposed policy.

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Minutes of the Executive Session
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- I. Legal Matter 1—No Reportable Action
- II. Legal Matter 2—No Reportable Action