Opening
The Emergency Meeting of the Broadway Village Homeowners Association Emergency Board Members was called to order at 11:06am on December 29, 2018 in the South Garland Branch Library, Room G by Sam Madden.

Present
Sam Madden, Kim Thiehoff, Jeff Weaver, Mike Bullard in person, and via phone, Mark Ryan.

Approval of Agenda
The Agenda was approved unanimously.

Approval of Minutes
There were no prior Minutes to be approved.

Open Issues
1. Election of Officer Positions: Mark Ryan put a motion on the floor to nominate Sam Madden for President. Motion passed unanimously.

   Sam Madden put a motion on the floor to nominate Mike Bullard for Vice President. Motion passed unanimously.

   Sam Madden announced that Barbara Sutherland volunteered to be the Secretary. Sam put a motion on the floor to accept her as the Secretary. Motion passes unanimously. Sam nominated Kassandra Garibay as COO. Mike Bullard put a motion on the floor to nominate Kassandra Garibay as COO. Motion passed unanimously.

   Discussion of other positions: Sam put a motion on the floor to nominate Jeff Weaver as Treasurer. Motion passes unanimously. Mike Bullard put a motion on the floor to nominate Mark Ryan as the Chief Information Officer. Motion passed unanimously.
2. Hiring an Attorney: Sam put a motion on the floor to nominate Julius Staev as the attorney for the Broadway Village HOA. Motion passed unanimously. Discussion regarding who else BVHOA could use in litigation.

3. Transfer of Bank Accounts, Signatory Cards: Discussion concerning Bank Accounts and history, as well as legal action moving forward. Jeff Weaver will ask for the Corporate Seal from the Previous Board, including the previous Secretary, Holly, and the Secretary of State via email, then send follow-up letters Certified mail, return receipt to all.

4. Transition to Web-Based HOA Platform: Discussion regarding Tops One, the current web site and Annie Wilson. Mike put a motion on the floor to use Tops One as our HOA Platform. Motion passed unanimously. Sam will send Annie Wilson an email and Certified Letter asking her to preserve the information and ask her for her selling price regarding the domain name. Discussion regarding getting the .com and .net domain name. Discussion regarding requesting/buying any back ups Annie may have and giving her a 1099 if she wants more than $600. All agreed to discuss results at next Board Meeting

5. Records from VCM & Prior Board: Discussion regarding all previous records held by VCM and the previous Board. Sam stated that since Jeff will be requesting other documents, he, Sam, will request this from Annie. Mike asked Sam to send Julius an email to let him know we voted to retain him.

6. VCM’s Contract: Discussion regarding the Breach of Contract by VCM. A request was made for written proof that VCM was resigning/breaking their contract. Discussion regarding damages and when does BVHOA Board let VCM out of the contract. Sam will send a copy of the signed contract to each Board Member. Sam will ask for a sit-down with Julius regarding this at the appropriate time.

7. 2019 Budget: Sam has a copy of the 2019 Budget-Sam and Jeff will go over it. Discussion regarding the dues being rolled back and the new dues moving forward. It was decided that we confirm liability insurance coverage, funds on hand and to get control of Bank Accounts before deciding. A suggestion was made to suspend dues 30 days, may suspend more, no late fees, etc. Roll back dues to $90/month. All agreed dues should be rolled back to $90/month for now.
New Business

8. Sam asked if there were any new items to be discussed. Sam indicated there will be implementation training with Tops One for the Board. Mark brought up the FB Group—should we keep it open and make all Board Members Admins? Mike suggested caution on FB in our treatment and words toward the Previous Board. All agreed. Mark suggested we need a person in charge of social media. Sam put a motion on the floor that we table that discussion. Motion passed unanimously. Sam suggested we get a PO Box for the Association and have all mail for BVHOA forwarded from VCM to it. Jeff will add POB to the Budget and put in a forwarding address with the Post Office. Mike wanted to add a discussion about refunding home owners who contributed to the legal fees associated with what was done in the Homeowners taking a stand. He also proposed a Community Assistance Program to help avoid liens and foreclosures. Jeff will add that to the Budget. Mike requested we change the regular meetings to Saturdays, mid-mornings, due to the time of year. All agreed. Sam will send out a bulk mailing for the next Open Board Meeting on 2/2/19 @ 11:00am at the South Garland Branch Library. Mike suggested serving refreshments. Sam will get authorization from the Library. Mike suggested repairs be done to the Storage Area and the locks be changed, as a future Agenda Item.

Agenda for Next Meeting

None decided, as of now. Sam will take requests and publish the Agenda prior to the next Closed Board Meeting.

Adjournment

Meeting was adjourned at 12:56pm by Sam Madden. The next Closed Board Meeting will be on 1/26/19 @ 11:00am at the South Garland Branch Library.

Minutes submitted by: Kim Thiehoff
Approved by: Name