

MINUTES  
PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION, INC  
SPECIAL OPEN BOARD ORGANIZATIONAL MEETING  
TUESDAY, JUNE 18, 2024  
5:00 PM – CONDOR ROOM

The minutes reflect the decisions made during the meeting, but not what is actually said at the meeting. The minutes are a permanent record of actions taken by the board. The agenda is available upon request.

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**I. CALL TO ORDER**

Secretary Carolyn Gilbert called the meeting to order at 5:00 p.m. Nine directors attended: Cam Acosta, Mark Bailey, Candace Bennett, Shawn Coulter, Jennifer Emmett, Philip Gabriel, Randall Gates, Carolyn Gilbert, and Brad Hudson. Also, in attendance were general manager Todd Greisen and recording secretary Grace Wollemann.

**II. ADOPT THE AGENDA**

**MOTION** by Director Gabriel, **SECOND** by Director Hudson that the agenda for the Board of Directors Special Organizational Open Board Meeting of June 18, 2024. **MOTION** carried.

**III. NEW BUSINESS**

**MOTION** by Director Coulter, **SECOND** by Director Emmett to adopt Robert's Rules of Order as the procedure for conduct for all Board of Directors meetings as required by Association Bylaws Section 5.12. **MOTION** carried.

**MOTION** by Director Acosta, **SECOND** by Director Coulter to adopt Policies and Procedures, Rules of Procedure, H-2, which modify Robert's Rules of Order. **MOTION** carried.

**IV. Officers Nominations / Elections**

**1. Chairperson**

**MOTION** by Director Coulter, **SECOND** by Director Bailey to nominate Director Emmett as Chairperson.

**MOTION** by Director Gilbert, **SECOND** by Director Gabriel to nominate Director Hudson as Chairperson.

By a vote of 5 to 4, Director Emmett is affirmed as chairperson.

**2. Vice Chairperson**

**MOTION** by Director Bailey, **SECOND** by Director Coulter to nominate Director Bennett as Vice Chairperson.

Director Bennett is affirmed as vice chairperson.

**3. Treasurer**

**MOTION** by Director Bailey, **SECOND** by Director Coulter to nominate Director Gates as Treasurer.

Director Gates is affirmed as treasurer.

**4. Secretary**

**MOTION** by Director Coulter, **SECOND** by Director Bailey to nominate Director Gilbert as Secretary.


Director Gilbert is affirmed as secretary.

**V. ADJOURNMENT**

The next Regular Open Board Meeting will take place on July 20, 2024 at 10 am in the Condor Room.

**MOTION** by Director Gabriel, **SECOND** by Director Coulter to adjourn.  
Meeting adjourned at 5:06 p.m.

Acknowledgment of Board Approval by:

  
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Corporate Secretary

July 20, 2024

Date