

# Notes From The Owners' Group Meeting on Dec. 15, 2022

**Short Summary:** There were about 21 in attendance, with lively discussion which only ended as we reached our desired ending time of 8:30. Topics discussed: Board Election, Board Help, Rule Change, PR for board, questions on restaurant financials, board minutes/transparency, power outage/elevators backup power, conflict with Club Council, Solar Panels, Our Meeting Format.

- **Election of the Next board:** We have no candidates in mind, but a lot of us will be keeping our eyes open for possible candidates. It was suggested that a special effort be made to identify and reach out to those owning multiple units to be sure they vote. Donna Bryce explained that if no owners come forth as candidates for the open board seats, we could possibly have an uncontested election by acclamation where the number of candidates equals (or is less than) the number of seats that are vacant. As a result, the outcome of the balloting process is totally predictable, thereby eliminating the need to go through the process of mailing and counting votes and other costly traditional election requirements. See Davis-Stirling Act.  
<https://www.davis-stirling.com/HOME/U/Uncontested-Elections-by-Acclamation>
- **Board Help:** We will also make some effort to identify people who can help the board in specialized areas and hope that the board would make more effective use of such people. Many people are working full time, but would be happy to help for specific things that don't require too much of their time.
- **Bylaw Change for a Quorum:** The topic of changing the bylaws for quorum requirements came up with the suggestion that a change might pass with 2/3 of those voting in favor or with a majority of the vote as is the case now. There is no thought of attempting this unless it might be part of a ballot that is taking place anyway.
- **Better PR for the COA Board:** There was a strong feeling that the board is not doing enough to showcase all the work they are doing. Making their work more visible would help acceptance especially when unpopular things must be done. Perhaps someone with experience in marketing could help.
- **Questions on the Restaurant Financials:** KC Mancebo (see our website for this meeting, <https://mcc-owners.org/2022/12/13/owners-group-zoom-meeting-thur-dec-15-at-7pm/>) has listed questions concerning this. (The last comment present in the link posted above has some links that some may find of interest.)

- **Board Minutes/Transparency:** People would like to see the COA board minute meeting sooner after the meetings takes place and with more transparency on the details covered and with more coverage of achievements and efforts.
- **Power Outages/Elevators/Backup Power:** People feel this is a **serious** issue, especially for those who may panic being stuck in an elevator with no power. KC Mancebo mentioned that she thought a backup generator might be purchased for \$10,000 to \$15,000. Of course getting that power just to the elevators would be another issue.
- **Conflict with Club Council:** Maureen Hunt felt that if the Owners' Group was open to anyone, with interest in the MCC (as it is), it conflicted with the Club Council. The board could look at the issues discussed here and let us know if they have similar feelings.
- **Solar Panels:** It was suggested that we should be looking into solar panels for the roofs here. Fred Krogh mentioned that he had approached a board member on this issue, with an offer to look into it, and that person said that the board had too much to deal with now. It was suggested that perhaps PMP might also do this job.
- **The Format for Our Owners' Group Meetings:** It was suggested that we meet in person as it would be a better way to build community. This was regarded favorably aside from the problem that the Covid issue which does not seem to be getting better, and some would thus be excluded. Thus followed a suggestion that we try to serve both. Fred has found a volunteer to arrange such a meeting (full credit when it happens) and our next meeting will be done in this way if this works out. (Note to board: Perhaps some things can be delegated, with full responsibility and credit to those volunteering, with perhaps some checking on progress when the case is more sensitive than this one.)

Donna Bryce and Fred Krogh for the Owners' Group