

# A G E N D A

## PARTIAL LIST OF ITEMS FOR CONSIDERATION OR COMMENT

### THE ODD FELLOWS HALL ASSOCIATION OF WINDSOR, INC.

#### BOARD MEETING

Tuesday, October 1st, 2013  
Regular Session – 4:00 p.m. to 5:30 p.m.

Windsor Odd Fellows Lodge #215  
337 Windsor River Road  
Windsor, CA 95492

For further information, please call Bill Fallis: 695-2477

or

EMAIL: [info@windsoroddfellows.org](mailto:info@windsoroddfellows.org)

Meeting called to order at : 4:10 PM

In attendance:

Bill Fallis, Jack Pedersen, & Denny

Pedersen made quorum.

In compliance with the Americans with Disabilities Act, if you need special assistance to attend or participate in a Windsor Odd Fellow Lodge #215 (WOF) meeting, please contact Bill Fallis at 695-2477. Notification at least 48 hours prior to the meeting will assist WOF in assuring that reasonable accommodations are made to provide accessibility to the meeting.

**Announcement - As a courtesy, please turn off or place on vibrate mode all pagers, cellular telephones and all other communication devices upon entering the Board Meeting Area.**

#### ITEMS TO BE ADDRESSED:

1. Insurance – Select which Proposal we prefer and agree to move forward on one of the proposals ASAP. Our current coverage expires 10/05/2013.
2. Security Surveillance Camera's – Decide on appropriate budget amount to use to purchase a surveillance camera system.
  - a. Number of Camera's required? (Recommendation = start with 8 HD cameras but have system that can handle 8 more – total of 16 min).
  - b. Inside Locations?
  - c. Outside Locations?
  - d. Install prior to Hall Renovations? (Monitor Progress/Security)
  - e. Self-Installed???
3. Discuss & consider Controlled Building Access System (each member would have a personally coded & tracked access key/card for building/door access)

Motion was made by Jack and seconded by Denny to accept the proposal from GAIG. Vote was confirmed and the motion carried via email after the meeting was adjourned.

A motion was made by Jack and seconded by Denny to proceed with the purchase of the previously recommended Q-See 3TB 16 camera system with 8 HD cameras at Costco.

Discussions were had about installing the system by ourselves once the system has been purchased or have preferred electrical contractor install the cameras. No decision was made.

It was decided that a Building Access System could best be quoted and installed by an ADA Door Installation Company and we will wait to see if Renovation project moves forward.

4. Confirm Robert's Relics Lease is completed.

It was confirmed that we are under a new one-year lease thru July 2014 via Dysart Realty.

5. Confirm & document that new "Right to pass by permission, and subject to control, of owner: Section 1008, Civil Code." signs were installed at all 4 entrances to the property.

It was confirmed that new "Section 1008" signs were installed several weeks ago at all four existing locations to replace the previously damaged and/or torn down signs.

6. Discuss the process for reviewing, updating Hall Association Bylaws.

All work on new Hall Association Bylaws is on hold until difficulties being experience with the Santa Rosa Hall Bylaws have been resolved with Grand Lodge.

7. Confirm taking out mortgage on our properties will not affect our 501c8 tax exempt service.

It was confirmed by both Bill and Denny, via several sources including a conference with a local CPA, that taking out a business loan or mortgage would have no affect on our tax exempt service.

8. Decide whether or not to move forward on architectural documentation required to get us in front of the Town of Windsor Planning people. This next phase of the project will run between \$5,200 and \$7,200 depending on the number of hours expended by the architect in development of the docs required for this next phase

A motion was made, seconded, and a vote was approved to move forward on the Architectural proposal to meet with Town planners so as to be at a point to present a proposal to the Lodge members for their consideration.

9. Discuss pursuing financing options to further clarify what our best option might be regarding the financing of the Hall Renovations project.

All agreed current mortgage rates look far more attractive than Business Load cost.

10. Assign committee to review Hall Association "BYLAWS" and make changes as required to allow for adoption of these new Bylaws by the Board of Directors.

No action taken (see Item #6 above)

11. Discuss ordering a rubber stamp showing Name, Address, Phone, Website, etc. that we can use by both Hall Association and the Lodge.

Denny to order as time allows.

12. New Business

No new business was discussed

Meeting adjourned at 6:25PM