

BOARD MEETING MINUTES

Date: October 29, 2020

Time: 19:00

Place: ZOOM Meeting, <https://zoom.us/j/375320938>

Present: Tom Langland, President
Don Wolczko, Secretary
Eric Pryne, Position 2
LeeAnn Brown, Position 3
Wendy Noble, Position 4
Eric Jensen, Superintendent
Jojo Weller, Administrative Director

1. Call to order at 19:00

2. Approve/Amend October 29 Agenda

Commissioner Pryne motions to approve agenda and Secretary Wolczko seconds the motion:

“I move to approve the agenda.”

AGENDA APPROVED 5-0

3. New Business

a. Sea Mar Sublease Agreement

- see attached

b. Sunrise Ridge Lease Agreement

- Superintendent Jensen presents the changes in the lease, see attached
- Regarding the inspection of the HVAC, roof and generator
 - i. HVAC- President Langland had spoken with the individual who had installed and services the system and that person said it's unlikely that it will need anything in the next year or two. If there's anything that will go wrong it would most likely be the compressor.
 - ii. Generator- this is serviced on a regular basis; it is not that old and it is only used when it is tested every month.
 - iii. Roof- this is new and was put in two to three weeks ago
- Commissioner Pryne asks why 2/3 of the surface water management fee is allocated to the district. President Langland notes that in talking with the President of Sunrise Ridge it is a percentage of the square foot rented. The district is 65% of the rented tenants. Superintendent will check on this.

- Commissioner Pryne asks for confirmation on the money the district is obligating to pay Sunrise Ridge will be recouped in full from Sea Mar when they become subtenants. Superintendent Jensen confirms this assertion and adds that he had put this money on the district's 2021 draft budget both as an expense and revenue.
- Commissioner Pryne asks if the sublease is identical to the master lease with the exception of the lessor and tenant respectively. Superintendent Jensen confirms this.
- Commissioner Brown asks what liabilities are involved. Superintendent Jensen replies the contents/equipment in the building. Sunrise Ridge is taking inventory and working with Neighborcare on this.
- The ownership of the x-ray machine will be transferred to the district per Neighborcare.
- President Langland congratulates and thanks Superintendent Jensen and Jay for their work.

President Langland motions to accept the lease and Commissioner Pryne seconds the motion:

"I move the lease presented to the board by Sunrise Ridge be accepted and executed contingent upon Sea Mar's acceptance of the same language in a passthrough lease."

LEASE APPROVED 5-0

Commissioner Pryne motions to authorize Superintendent Jensen to execute the sublease agreement and Secretary Wolczko seconds the motion:

"I authorize Superintendent Jensen to execute the sublease agreement contingent on Sea Mar's acceptance of the contract with no material changes."

SUBLEASE APPROVED 5-0

COMMENTS:

President Langland thanks everyone for attending tonight's meeting. The next regular meeting is on 04 November at 19:00.

President Langland motions adjournment and Secretary Wolczko seconds the motion:

"I move we adjourn."

ADJOURNMENT APPROVED 5-0

Adjourned at 19:32