

7400 GAINEY CLUB DRIVE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS EMERGENCY SESSION MINUTES  
May 11, 2023 @ 6:00p.m.

An Emergency Session of the 7400 Board of Directors was held at the South Pool. A Meeting Notice was distributed to homeowners by email at 4:00 p.m. and a notice was posted on the mailbox pavilion bulletin board at noon on May 11. This Emergency Session was held in compliance with Arizona Open Meeting Laws A R S 33-1248. Open meetings; exceptions. A determination was made, pursuant to this citation, by a majority of Board members (four of five) that a meeting should be called to take action without delaying it for the forty-eight hours required open meeting notice due to the retaliatory and hostile work environment on the Board created by its current President, Tom Bird. The Board determined that the risk of escalated retaliation, after the meeting was announced, through reputational damage to the Board and the community, accelerated attempts at public disparagement of Board members and divisive campaigning among owners put the community at high risk for destruction of trust in the Board and heightened concern among owners about chaos in the management of the HOA. The Board members determined that holding a meeting without delay was necessary under the circumstances to protect and limit the damage to the community and the Board from retaliatory activities. These concerns and the determination that the meeting should be held without delay by the Board was, in fact, confirmed and demonstrated to be necessary by the immediate actions taken by Tom Bird in retaliation soon after the meeting was announced. Paragraph 5.07 of the 7400 Bylaws does provide for the Removal of Officers by an affirmative vote of the majority of the members of the Board.

Board Members in attendance: - Tom Bird, Jill Townsend, Joni Knutson, Jill Galinsky and Valerie Frysinger. A quorum was declared and the meeting was called to order at 6:00p.m. Two owners in attendance.

Tom Bird alleged this meeting was being held illegally according to Arizona Statute.

Jill Townsend stated that the purpose of this Emergency Session was to create a greater collaborative work environment on the Board via re-election of officers in order to immediately remedy the retaliatory, hostile and combative work environment. For some time, the current President, Tom Bird, has been exhibiting retaliatory behavior against members who disagree with him thereby creating a hostile and divisive work environment for other Board members. Retaliatory behaviors include combative tone and ridicule in email communications, defamation, name calling, excluding a Board member from communications by ignoring protocols.

Tom Bird went on to discuss his reasons why he felt Jill Townsend was not creating a collaborative environment. He made defamatory statements and the conversation

became contentious.

Joni Knutson spoke to Jill Townsend's expertise in the position of President and being the best fit for 7400.

Tom Bird continued to discuss emails that had been sent and past events he felt displayed Jill Townsend's poor leadership as past President.

Valerie Frysinger commented that the nature of Tom's statements seemed to indicate he is unable to work things out to resolve the Board's concerns.

Jill Galinsky spoke to the uncomfortable and unprofessional emails Tom Bird had sent out to all the Board members denouncing Jill Townsend in a public manner over the past months.

#### Vote to Re-elect Officers

Jill Townsend called a roll call vote for re-election of officers. Valerie Frysinger, Joni Knutson, Jill Galinsky and Jill Townsend were all in favor. Tom Bird was opposed.

#### Election of Officers

Joni Knutson nominated Jill Townsend for Board President. Valerie Frysinger, Joni Knutson, Jill Galinsky and Jill Townsend were all in favor. Tom Bird was opposed.

Jill Galinsky nominated Joni Knutson for Vice President. Valerie Frysinger, Joni Knutson, Jill Galinsky and Jill Townsend were all in favor. Tom Bird was opposed.

Jill Galinsky nominated Joni Knutson for Treasurer. Valerie Frysinger, Joni Knutson, Jill Galinsky and Jill Townsend were all in favor. Tom Bird was opposed.

Jill Townsend nominated Jill Galinsky for Secretary. Valerie Frysinger, Joni Knutson, Jill Galinsky and Jill Townsend were all in favor. Tom Bird abstained.

#### Owners Comments:

Owner comments were unrelated to this topic. Per the statute cited above, meeting discussion is limited to only one topic. Therefore, questions on other topics were answered informally.

Meeting was adjourned at 6:37p.m.