

MINUTES
BOARD OF DIRECTORS WORKSHOP MEETING
APRIL 10, 2023
MEADOWS HOUSE 6:00 P.M.

In attendance were:

Joseph Carr, President
Patricia Vanlandingham, Treasurer
Yuri Parraga, Vice President
Dolores Nester, Secretary
Timothy Graham, Brighton Director
William Gilmour, Ridgewood Director
Neil Wertheim, Mayflower Director

Following are the Agenda items:

- Covenants concerning painting of units
- Rules & Regulations
- Elections
- ARC Guidelines
- Appeals
- Manager attendance at CAI Conference in Houston, Texas

The meeting was called to order at 6:02 p.m.

President Carr advised the Board there were three homeowners who have requested the association reverse acceleration and/or waive late fees. Two of those accounts are in collection with the association attorney and all communication is required to go through that office. The third homeowner is requesting the association remove a late fee of \$65.84 from the account. This account is not in collection; the late fee is from November 2019. The house is for sale and this late fee must be paid in order for the association to issue a Certificate of Approval. The Board took no action on this account because the homeowner was not in attendance. Notification is to be sent to them that the Board will review their appeal at the May 30th Board Meeting.

The next item discussed was attendance by Mark Stilwell at the CAI Conference in Houston, Texas. The cost to attend is approximately \$3,000. *Dee Nester made a motion to not have Mr. Stilwell attend the Conference, seconded by Pattie Vanlandingham. The vote was 6-1 against Mr. Stilwell attending the Conference, with Mr. Gilmour not voting.*

The next item discussed was timing of painting of the multi-family buildings. After discussion it was decided that Attorney Deborah Ross is to be given the general ideas of the Board, such as changing the language in the Governing Documents to paint in phases at the discretion of the Property Manager and Board of Directors and have her come up with Covenants amending language.

The Board then discussed elections of Village Directors/Chairpersons. The desire of the Board is to change the current procedure and establish a schedule whereby 4 Directors would stand for election one year at the same time and the other 3 Directors at the same time the next year. The Directors would still serve a 2 year term. The preference is to establish a January to June schedule in order that all homeowners, including the seasonal residents, may be able to attend meetings.

Rules and Regulations:

Discussion allowing pickup trucks to park overnight in the community. To be referred to Deborah Ross to prepare language.

Patricia Vanlandingham made a motion to rescind the policy that limits the application of barcodes to only owners of pickup trucks with garages and abide by the Rules & Regulations. Seconded by Yuri Parraga. The vote was unanimous in favor.

William Gilmour made a motion, seconded by Yuri Parraga, to decal all vehicles of renters four months or more the same as lessees of longer terms. Unanimous.

Violations:

To be referred to Deborah Ross. The intent of the Board is that a warning letter will be sent for the first violation; a second violation involving the same address will go to the Board and may incur a fine, even though the violations are not the same type. For example, a first violation, trash cans left out. The second violation at the same address could be a parking violation, pet violation, etc.

Timothy Graham is to look into MDPOA administrative fee for late vehicle registration.

Next Board Workshop is scheduled for Tuesday, May 2, at 6:00 p.m.

Yuri Parraga made a motion to adjourn, seconded by William Gilmour. Unanimous
Adjourned at 8:05 p.m.

Dee Nester, Secretary