

HOA Meeting to be held May 20, 2023 at 4pm for voting on topics listed below.

Location: Margo Kendrick back yard. If not raining, then out on the lawn by her house, or if raining we are invited inside house. Might be standing room only, but we can make it short. Mainly need to get votes so we can proceed getting the Covenants caught up via lawyer and make HOA officers official.

Topics to be voted on or discussed

HOA meeting to officially:

- 1. Appoint below people to following positions:**
 - a. Add Dave Brommel onto checking account to be back up to treasurer, as well as Vice President.**
 - b. Add Pat Brommel as secretary.**
 - c. Officially show Margo Kendrick as treasurer besides president.**
- 2. Topics to add to the Covenants and for owners to vote on will be:**
 - a. There will be no renting to outside people of any townhome.**
 - b. Recommend new tenants set up direct deposit for HOA dues**
 - c. No Reverse Mortgages allowed. (This is the reason we have an empty townhome sitting for so long with no income to the HOA.)**

Reminders from previous HOA meeting:

Maintenance and repairs will be made on a priority basis as our bank account allows. We have gotten behind by low HOA fees, rising inflation, and no income from the 11th Townhome which is on hold due HUD's possession.

Want to remind everyone that there will be a list of repairs needed but might not happen right away until our finances allow.

July 1st, 2023 is when HOA dues increase to be \$150.00 per month as voted on at last HOA meeting.

***if you are not able to attend the HOA meeting in person please write yes to approve, or no to or no to disapprove, next to each listed topic and sign the bottom of your sheet with your name and house number please so it can be counted as your vote and return to Margo.**

6. Margo to check into lawyers to amend current covenant, cost and procedure.

Covenants is that item 16 (C) talked about how to Amend the "Declaration" (covenants). It pretty well spells out that it can be changed at anytime by an instrument recorded in the Office of the Recorder of Polk County. It also states that it needs to be signed or approved in writing by two-thirds (2/3) of the then Owners. Need to make sure 2/3 sign off agreeing with the amendments we are proposing, as outlined in #16, and when we have the next meeting

7. Dave took task of repainting parking lines in parking lots.

completed

8. Need HOA meeting to officially:

- a. Add Dave onto checking account to be back up treasurer.
- b. Add Pat Brommel as secretary.
- c. Officially show Margo as treasurer besides president

9. Dave has bag of extra concrete to be used to fill in erosion hole behind the railroad ties wall by entrance.

10. Margo brought up the need of doorbells broken needing to be replaced.

Will be added to the repair list

11. Dave brought up the need to still get Gabi's garage door in working order

Will be added to the repair list

12. Review pet rules and allowances. Add in "as of this date" the pet rules will be:

Decision is: For now the subject of pets is on hold. Will address issue if it needs to be at another time.

13. Suggested flyers, notices be made up to distribute to homeowners listing topics up for discussion at next HOA meeting.

topics for voting will be:

a. No renting

b. Townhomes are to be occupied by the owner of record and his/her family, and not to be rented to other persons.

Change the covenant to be that if you are not 55 you can not live here without someone being of that age?

d. Recommend new tenants set up direct deposit for HOA dues

e. No reversed mortgages

**Special note added to say:
maintenance and repairs will be made on a priority basis as our bank account allows. We have gotten behind by low HOA fees, rising inflation, and no income from the 11th Townhome which is on hold due HUD's possession.**

remind everyone why we are raising dues and why their list of repairs might not happen right away.

14. Dave to walk around the premises and make list of repairs and problems that he sees in need of attention and repair before next HOA meeting to add to topic list.

East soffit is loose with the birds nesting in it. Once birds leave then can repair so they can not reenter

Dave will repaint the house numbers on parking spaces

15. Margo requested unit HOA meeting ASAP to get updates on record of appointments of officers and covenant changes/updates.

Pat Brommel as secretary, filling Pat Knight's spot.

Dave to be Vice President and put on the checking account as a back-up and second person. (Pat, we actually have to show the bank a copy of the minutes to get him officially added.)

Margo acting as both President and Treasurer unless or until we can fill one of the positions separately.

16. Dave added that we need to ask everyone that **IF** you see something that **NEEDS** to be fixed, a need not a want, let the board members know.
17. Margo brought up about #7 D saying that all insurance policies acquired by the Association shall be reviewed at least annually by the appointed Board of Directors before August.