

## **AIX LA CHAPELLE CONDOMINIUM ASSOCIATION, Inc.**

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2025 Annual Meeting Minutes  
Date: July 29, 2025  
Time: 6:34 PM  
Location: Via Zoom/Online Platform

### **1. CALL TO ORDER – ANNUAL MEETING 2025**

The Annual Meeting was called to order at 6:34 PM.

### **2. DETERMINATION OF QUORUM**

The following Directors were present, constituting a quorum as defined in the Association's governing documents:  
Alex – President, Wendy – Secretary, Kathryn – Director, Richard – Director  
Christine – Director, Absent: William – Director, Phil

### **3. APPROVAL OF AGENDA AND PRIOR MINUTES**

- 3.1 The meeting agenda was adopted as posted. Notice of meeting and the agenda were published on the Association's website on July 12, 2025.
- 3.2 A motion was made and seconded to approve the minutes of the previous Board meeting.

The motion passed unanimously.

### **4. BOARD REPORT:**

Presented by Board of Directors.

- 4.1 Discussion on the newly adopted rule regarding felony convictions for board service
- 4.2 Serving on the board is a leadership role and the rule establishes eligibility to serve
- 4.2 Financial overview and association projects
- 4.3 Pools, roof repairs, and rain gutter maintenance
- 4.4 Special assessment and updates on chiller replacements
- 4.5 Overview of board member responsibilities
- 4.6 Legal matters affecting the association
- 4.7 The Board emphasized its goals of communication, transparency, accountability, and owner engagement

### **5. MANAGEMENT REPORT:**

Presented by Association Manager.

- 5.1 Management report on the state of the association

### **6. ELECTION RESULTS**

- 6.1 A motion was made, seconded, and approved to appoint AJ Roby to the Board of Directors as Member at Large.

### **7. APPOINTMENT OF OFFICERS**

- 7.1 Alex was appointed as President, AJ Roby was appointed as Secretary, Richard was appointed as Treasurer  
Kathryn and Wendy will serve as Members at Large.

### **8. COMMUNICATION COMMITTEE UPDATE**

Nearly 11,000 visits to the website in the past 12 months. The website is the central hub of communication

### **9. OWNER FORUM:**

- 9.1 Pre-Submitted Questions  
No written questions or concerns were submitted by owners in advance of the meeting, in accordance with the Association's 3-day submission policy.
- 9.2 Open Forum  
The floor was opened for owner comments and questions, following the Association's rules of engagement as posted on the website.  
Questions raised during the forum were addressed by the Board and management.

### **10. ADJOURNMENT**

There being no further business, the regular session was adjourned by President Alex at 7:04 PM.

### **Discussion Regarding Rule on Felony Convictions and Committee Participation Eligibility**

The Board of Directors held a formal discussion during the Annual Meeting regarding the newly adopted rule restricting individuals with felony convictions and registered sex offenders from serving on the Association's Management Committee and from accessing certain protected areas of the community, in accordance with Utah Code § 53-29-306 and § 57-8-59(3).

It was clarified and affirmed that this rule does not infringe upon any individual's right to ownership, residence, or access to their personal property. Rather, it sets eligibility standards for leadership roles within the Association, specifically related to service on the Management Committee and access to designated protected areas, such as recreational facilities and common amenities where heightened safety considerations are warranted.

The Board emphasized that serving in a volunteer governance role is a privilege—not a right—and carries fiduciary responsibilities, access to confidential information, and decision-making authority that directly impacts the safety, financial health, and legal standing of the Association.

The restriction is designed to:

- Promote the safety and security of residents;
- Preserve the integrity of community governance;
- Protect the Association from foreseeable risks and liability;
- Align with the Board's fiduciary duty under Utah law and the governing documents;
- The Board acted in good faith for the protection and well-being of the community;
- Consider the severity and nature of the felony offense when evaluating disqualification, recognizing that not all offenses carry the same risk or implications for community leadership.

The Board noted that the Association, as a private nonprofit corporation operating a common-interest community, retains the authority to adopt reasonable rules that serve the best interests of the membership, provided such rules do not conflict with controlling state or federal law.

All present acknowledged and confirmed that the rule was properly noticed, adopted in accordance with governing documents, and is consistent with statutory authority. The intent behind the rule is protective, not punitive, and seeks to minimize potential liability exposure while maintaining a safe and stable environment for all residents.

This discussion and its context are recorded in the minutes to provide a formal record of the Board's rationale, intent, and legal foundation for adopting the rule, should it be reviewed in the future.