

## VILLAS AT AUBURN MEADOWS SPECIAL MEETING

March 17, 2024 – 3-5 p.m.

### MINUTES

#### **Present:**

##### Board Members:

Kay Cannon, Mike Smith, Burke Langrall, Jeanne Edmondson, Gloria Straka, Deanie Gustin

##### Resident Members:

Debi Churchwell, Mark Turner, Debbie Turner, Kaye Jones, Pat Blair, Carol Bennett, Paul Tesmer, Juli Tesmer, Jeannie Bordelon, Joyce DeFehr, Tim Schreiber, Ginger Schreiber, Melissa Falter, Harry Falter, Pamela Allen, Robin Allen, Parolee Pugh, Joyce Scholten, Lori Anderson

Meeting was called to order by Mike Smith, President, VHOA

The purpose of the meeting is to allow residents to ask any remaining questions about the proposed amendments to the Covenants & By-Laws.

##### Questions/Discussion:

- Mike began the meeting by clarifying some erroneous comments: 1) Concern has been voiced that the board can come into homes/yards at any time. Absolutely not! The board has never had, nor will ever have, the ability to go into homes or yards! 2) There seems to be misinformation about what the board can do/does. Mike encouraged residents to call a board member if you have questions – INSTEAD of starting rumors that lead to discontent and incorrect information being disseminated.
- Question about “nuisance uses of Lot” {Schedule of Monetary Penalties-Example:}.
- “You are telling us what we can and cannot do in our own homes”.
- Kay Cannon read Article IX – Discipline of members, suspension of rights; to answer some of the questions.
- The amendments are necessary to uphold the value of your property.
- Why do we have to have any rules?
- Burke explained the purpose of the Architectural Committee and answered questions.
- When you buy a house in our HOA, you are buying the rules of the Covenants and By-Laws of our HOA and the Auburn Meadows HOA. Copies of all are on the website VillasHOA.org.
- Question about do you have to have permission to change your outside light fixtures? Some go ahead without asking but should go through Architecture Committee. Yes, these

types of changes should go to the Architecture Committee or board, in the event there isn't an active Architecture Committee.

- What if home owner has to relocate and is less than a year and may need to rent? Suggest talk to Board and they will try to help with extenuating circumstances.
- You cannot own a business in the neighborhood. Was requested to be more specific as to what type of business.
- Concern voiced that if people want to vote no, they can't do so. Statement made that only yes votes will receive a ballot. False – EVERYONE can, and should, vote – regardless of how they vote! A "no" ballot should be validated.
- When final votes are counted it was suggested that several residents from both sides be present for the counting.
- We are bound by this. We can vote "yes" on one part and "no" on the other if you only like one. Two Amendments and two votes. It is not explained in the amendments that there are two different votes. "No" or "abstain" should be on the ballot.
- Deanie suggested that some of the language is problematic. "visible" and "24-hour" were two examples of dialogue that they felt should be clarified or deleted. "Whereas" was questioned but it is a legal term and must remain. In regard to the "24-hour", according to the attorney, that is a legal term and should be left in. Everyone should send their suggestions for language changes to Deanie by noon Tuesday and will see if it can be changed before voting next week.

Meeting adjourned.

Debi Churchwell  
Recorder

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