

VILLAS HOA SPECIAL BOARD MEETING MINUTES

January 6, 2024

Present:

Board Members:

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

Residents:

Debi Churchwell, Joyce DeFehr, Savannah Hill, Pat Blair, Lori Anderson, Kathy Frasier, Kaye Jones, Ginger and Tim Schreiber

Meeting was called to order by Mike Smith, President, at 10:30 a.m.

New Business:

The Minutes of the Special Board Meetings held on December 18 and 30 were shared with the residents. There were no questions and the motion to approve was made by Deanie Gustin and seconded by Georgia Fiering. No further discussion and motion approved.

The purpose of the meeting was to discuss possible amendments to the current Covenants and By-Laws (C&BLs).

- 1) Leasing of property and AirB&Bs. Amendment 4 – Addition to Article 7 – Paragraph 7.6.1 was read.
- 2) Amendment to enforce monetary fines for non-compliance with Covenants and By-Laws.

Board members met with attorney Matthew Winton to discuss above. Highlights of discussion included:

- 1) Our current Amendment statement in regard to leases is good as written. Suggestion made by attorney to add a couple of sentences which state something to the effect “Anyone purchasing a home in the Villas community must physically occupy the premises for a minimum of at least one year. At that time, the premises can be leased for a minimum of one year. “
- 2) Mr. Winton stated that should we (Villas) want to proceed, he would write the amendments and bring to a community meeting so he can explain what they mean and answer any questions residents might have.
- 3) After the meeting, he will write the formal document and a ballot for residents to vote yes, for the amendment – or no, for the amendment. It is the responsibility of the Board to take the amendments and ballots to all residents.
- 4) To pass, must have 60% approval.
- 5) He was asked how much all of this would cost - \$3500.
- 6) Also discussed how to enforce monetary penalties if residents don't comply with C&BLs. This includes penalties for not paying dues, not maintaining outward appearance of

residence including paint, roof, Sofits, and any other architectural features, dead trees/shrubs – and anything else. There were several suggestions by the residents of different penalties – for example: a letter, non-compliance – then a fine. Increase fine for late payment of dues to \$150 for example. Another suggestion was 18-20% of the amount, compounded monthly. For example, if dues are \$1200/year, first fine @ 20% would be \$240. Next fine would be \$288. Next action would be to turn the resident to our attorney for legal action. In the case of short term lease (AirB&B), maybe fine the owner \$500/month for every month not in compliance. Keep in mind that these were suggestions and a more formal plan has yet to be developed.

Suggestion made to have an additional amendment to limit number of houses leased in the community at any one time. After some discussion, it was felt that our most pressing need is to resolve the issue with short term leases and penalties for non-compliance with C&BLs and then to address this issue.

Motion made by Deanie to limit this issue to those regarding short term leases/AirB&Bs and penalties for non-compliance with C&BLs and then address issue of number of leases in the community. Seconded by Georgia . Motion passed.

Next Steps: Mike will contact Mr. Winton to proceed. Residents will be notified of date and time of community meeting,

Motion made to adjourn at 11:45 by Georgia and seconded by Jeanne. Motion passed.

Debi Churchwell
Recorder