

**Minutes of the Special Meeting of the Trustees
Crimson Hollow Homeowners Association, Inc.**

December 8, 2020

A Special Meeting of the Board of Trustees of the Crimson Hollow Homeowners Association, Inc. was held via Zoom video conference on Tuesday, December 8, 2020.

Trustees Present: John Hoge, Gretchen Nemire, Matt Rinkowski, and Andrew Miller

Officers Present: Dave Hehl, President; Andy Dean, Vice President; Julie Stanish, Treasurer; Melissa Kowalski, Secretary

The meeting was called to order at 7:30 p.m. by Andrew Miller. The Trustees appointed Mr. Miller to act as secretary for the meeting.

Mr. Miller made a motion to waive any defects in notice of the Special Meeting. John Hoge seconded. All Trustees voted in favor of the motion.

Mr. Miller turned the meeting over to Dave Hehl and Andy Dean to discuss the Officer's proposal to hire a third-party independent contractor to enforce the Association's deed restrictions. Mr. Hehl and Mr. Dean described the difficulties in enforcing the deed restrictions, including conflict among Officers and Members over individual violations, refusal by Members to abide by the restrictions, and the time commitment required of the volunteer Officers to attempt to enforce the restrictions.

Mr. Hehl and Mr. Dean recommend that the Association engage a third party to monitor the neighborhood for violations of the deed restrictions and to pursue violators. Mr. Hehl and Mr. Dean identified RE/MAX Preferred Associates, LLC as the only local option. Under the proposed arrangement RE/MAX would monitor the neighborhood for violations of the restrictions and to assist with enforcement. The proposed costs for the services are a one-time set up fee of \$400, monthly expenses of \$350, and the actual costs for incidentals such as postage.

Mr. Miller made a motion to give Mr. Hehl and Mr. Dean the authority to enter into a one-year agreement with RE/MAX Preferred Associates, LLC for enforcement of the deed restrictions for no more than \$4,600 per year, plus incidental expenses. John Hoge seconded. All Trustees voted in favor of the motion.

Mr. Miller made a motion to give the Officers the authority to enact a schedule of fees for violation of the deed restrictions applicable to the various plats within the neighborhood up to \$50.00 per violation, per week. Mrs. Nemire seconded. All Trustees voted in favor of the motion.

Mr. Miller again turned the meeting over to Mr. Hehl to discuss the need to increase the annual dues. Mr. Hehl and the Officers recommend increasing the annual dues to \$200.00 per Member. This would allow the Association to prepare for future, anticipated expenses, including maintenance and improvement of the retention ponds, landscaping, and other improvements, as well as to address the costs associated with the retention of Re/Max. Mr. Hehl reported that even after the increase, the dues are less than those of neighboring communities.

The Trustees agreed with the Officer's recommendation. To comply with the Bylaws, the Board will circulate a notice to all Members of a Special Meeting at which time it will hear Member comments and conduct a formal vote on the increase to the dues. If a Special Meeting is not possible prior to the Annual Meeting, this issue will be placed on the agenda.¹

Mr. Miller led a discussion among the Trustees regarding the need to appoint a replacement for a Trustee who has moved out of the neighborhood and therefore no longer eligible for board membership. Julie Standish, the Association's Treasurer, reported that a solicitation for volunteers to fill the position had been posted on the Association's Facebook message board. Ms. Stanish reported that no Member has volunteered.

After a discussion on the matter, Melissa Kowalski, the Association's Secretary, volunteered to fill the position until the next Annual Meeting. Mrs. Kowalski will be stepping down from her position as Secretary but would like to remain active in the Association.


Mr. Hoge made a motion to appoint Mrs. Kowalski to fill the open seat on the Board of Trustees. Mr. Miller seconded. All Trustees voted in favor of the motion.

The Trustees discussed scheduling the Annual Meeting. Given the current situation with Covid-19, it is not clear that the Association's Annual Meeting can be conducted in person during the window set forth in the bylaws of January 1, 2021 and March 31, 2021. The Trustees will investigate methods to conduct the Annual Meeting virtually, as well as ways to conduct a secure, secret ballot of the Members via remote means.

¹ These Minutes reflect an amendment, to conform to the Association's Bylaws, to the Trustees' actions regarding an increase in the annual dues. The Trustees have approved the amendment by unanimous consent on December 9, 2020.

There being no further business before the Trustees, Mr. Miller made a motion to adjourn the meeting. Mr. Hoge seconded. All Trustees voted in favor of the motion.

The meeting was adjourned at 8:45 p.m.

Attest: 
Andrew Miller, Trustee of the Crimson
Hollow Homeowners Association, Inc.

Date: December 9, 2020

Approved by the Board of Trustees on February 7, 2021.