

MEETING AGENDA

Location: Lisa's House

Date: March 31, 2026

Time: 6:30pm – 8:02pm

I. RENTAL RULES AND REGULATIONS

a. Concern was raised about if homeowners are able to rent their homes.

Rules and Regulations and Covenants are not clear. The board is forming a new rule to be added. The rule is listed below. Nelson will create the formal draft to be filed. Homeowners will be mailed the changes when they are final.

1. For the new rule – Lisa motioned, Nick seconded. Vote was unanimous.

- The covenants and rules do not currently provide for prohibiting renting of individual owner property.
- The Board has the authority to issue and amend rules and regulations. Art V, Sec 7(g)
- Amending the covenants requires compliance with Article XV.
- Can a rental ban or regulation of rental ability be enforced in court by mere issuance of a rule or regulation, or must it be by covenant? This answer is less clear at this point. My initial take is that it needs to be by covenant to be court enforceable, but there may be a provision or experience that contradicts me.
- However, passing a rule or regulation would still be valid to “enforce” via notice and peer pressure, and may be enough in many circumstances to dissuade owners from trying to rent. And perhaps a court would enforce it after all.
- There is also the option of not imposing an outright ban but regulate the rental process so that impact on the community is minimal but does not impair owner’s property rights to rent. For example, some HOAs (a) only allow owners to rent after they have lived in the house for 10 years (this prevents corporate buying for rental purposes), (b) not allow an owner to rent if they are not current on HOA fees or if they later become not current (again, heads off trouble with absent owners), (c) have owners lose the rental ability if owner (via tenant) does not maintain the property to community standards. I am sure there are many other regulations that can be imagined to address potential problems. The concern with an outright rental ban is that it tends to reach too far, impacting situations such as renting a room to an adult child, selling home on contract or lease to own, taking in an elderly parent who contributes to household costs, parent holding title but having adult child’s family live there, inherited property, etc. Then there is the whole short-term rental (VRBO, Airbnb) or pool rental which is a whole separate conversation. I am not advocating or opposing anything at this point; I am only trying to lay out my legal view as if I were talking to a client.

II. COMMITTEE START UP

a. Committee Meeting will be Saturday 4/11 at 10am at the gazebos.

- i. Lisa to email interested residents.

III. SPRING CLEAN UP

- i. Several residents have already picked up sticks – thank you! Mowing has been pushed until after Easter and common areas are ready to go. Community clean up day is no longer needed.

IV. FINANCIAL UPDATES

- As of 3/31:
 - Checking \$33,526.52
 - Savings \$85,071.99
- The first round of HOA dues will be deposited 4/1/26.
- With board officer changes, the bank will be updated. After updates, some saving will be moved to CD accounts.

V. POLICY VIOLATIONS AND NOTIFICATIONS

- a. A form will be create that can be given to homeowners. The board will walk the neighborhood later in the spring to note any violations or needs. The tree expert will also be here later in the spring. His findings and forms will be given to residents for changes.
- b. Otto sale information will be put on website.

VI. RIP WRAP

- a. Zack is gathering quotes to add rip wrap to east and west ponds.

VII. BOARD UPDATES

- a. The website is updated with new board positions. Updates have also been made to the state website.

VIII. NEXT MEETING

- Monday 5/4 at 6:30 at Lisa's house