

**By-Laws/Covenants Committee Meeting
Saturday, March 21, 2015**

Present: Leslie Woods - Chair
Louise Moran
Ann Hanks
Diane Prescod
Joe Timbro (APM)

Absent: Jeff Olmstead

-Meeting called to order at 10:35 by Leslie Woods, Chair.

-Agenda provided to all committee members prior to meeting.

-Members reviewed the minutes from the February 14th meeting. Leslie called for a motion to approve the minutes which was made by Louise and seconded by Ann. Motion carried.

Bylaws

-Leslie clarified for the committee that we are currently focusing on content and will look at formatting once content has been revised.

-Joe reviewed work he and Jeff had completed to "Plantings, Landscaping, Outside Structures, and Fencing" that was provided to all prior to the meeting. He also shared information about legislation that is being proposed to regulate the ability of HOAs to place restrictions on Ham Radio towers or antanae. It was agreed that, in addition to the changes proposed by Joe and Jeff, under 4a, we will add after "include" – "but not limited to".

-Leslie asked if someone would be willing to volunteer to examine the "Penalties and Fines" section to determine whether or not revisions are required. Diane agreed to take on this task and Joe volunteered to assist.

- Joe will work on wording for a rule about dumpsters as our current rules place no restrictions on placement or length of time a homeowner is allowed to have a dumpster on his/her property.

-No changes will be made to "Tag Sales".

-There was some discussion regarding parking restrictions and allowing guests to park across from driveways making ingress or egress difficult. This item was tabled for discussion at a later date.

-Louise distributed proposed changes to "Variance and Appeal Process" and led a discussion relative to those changes as well as issues with situating the amendment as well as wording.

-Clarification – Homeowners will receive the original rules and all changes and proposed changes for "Notice and Comment". The end goal is to produce a new and simplified document for homeowners to reference as needed.

Covenants

-Leslie shared that we are having some success with the Request for Approval forms that have been posted on the website as some homeowners are beginning to use them.

-Discussion took place regarding the submission process of forms and it was decided that, in an effort to streamline the process, forms will now be submitted to Leslie (Chair of Bylaws/Covenants Committee) rather than Joe (Property Manager). Leslie will inform committee members of requests and once a decision has been reached, she will inform Joe.

-The date for the next semi-annual inspection: **Saturday, June 6th at 10:00 a.m.** Leslie will post this on the website along with specific areas of focus. Diane will send the form used for the fall inspection to all committee members.

-The request by a homeowner to install a generator was discussed. Joe will contact the owner and provide the committee with some additional information. Approval pending receipt of requested information.

-The next committee meeting will be held on **Saturday, April 25th at 10:30 a.m.**

-Leslie asked for a motion to adjourn the meeting which was made by Louise, seconded by Ann and carried at 11:48 a.m.

**Respectfully submitted,
Diane Prescod
Secretary
ByLaws/Covenants Committee**