

Bylaws/Covenants Committee Meeting Saturday, April 25, 2015

Attendees: Leslie Woods, Chairperson
Ann Hanks
Louise Moran
Jeff Olmstead
Joe Timbro, Property Manager (APM)

Absent: Diane Prescod

The meeting was called to order by Leslie Woods, Chairperson, at 10:37 AM.

Minutes of Prior Meeting

Minutes of the March 21st meeting were approved. A motion to approve the minutes was made by Jeff and seconded by Ann. All were in favor of approval with no comments.

Comments from Committee Members Regarding Previously Assigned Work

Louise distributed and led discussion of revisions she had made since the last meeting to Amendment C-2 - Variance and Appeal Process. All were in agreement with content. However, Jeff suggested breaking out the entire topic into a separate Article rather than incorporating it into Article VIII, General Administrative Rules. All were in agreement with this suggestion.

Joe distributed and led discussion regarding the addition of rules regarding dumpsters and PODs/storage units. Some amendments to the proposed rules were discussed and agreed to by committee members. Joe will incorporate the suggestions and distribute the revised rules to the committee.

Leslie reported that she had received revisions made by Diane to the proposed Rules covering Penalties and Fines. Leslie will ask Diane to distribute her document to committee members electronically for review and comment.

Jeff reported that the proposed Rules for Plantings, Landscaping, Outside Structures and Fencing is complete, noting that there are still additions to the Rule still in progress (i.e., dumpsters and PODs/temporary storage units). The proposed language for the Rule is contained in the 2014 revisions, not Amendment D-1 dated February 21, 2012.

New Topics

Leslie expressed concern with an ongoing situation in which a homeowner has been parking a car on the lawn of their property, not in the driveway. After discussion, the committee agreed that a provision in the Rules would be added to prohibit parking on anything other than paved or improved surfaces. Ann will draft an addition to the Rule regarding Parking Restrictions.

Leslie next raised a question about rules to govern exterior paint colors on siding and doors for homes in the community. She noted that there do not appear to be any Rules pertaining to exterior colors. After discussion about the merits of introducing such a Rule, it was agreed that a new Rule should be developed and added. Jeff will draft the new Rule for review by the committee. (Note: existing colors on properties in the community will be 'grandfathered' and not subject to review by the Covenant Committee.)

Committee Response to Issues

The committee discussed a previously identified situation regarding parking on the lawn, debris in the yard and other concerns at a home on Quail Run Lane. Joe reported that a letter had been sent to the homeowner. Leslie asked that copies of all correspondence to homeowners regarding Covenant Committee issues be sent electronically to each committee member.

Community Inspection

The community inspection is scheduled for Saturday, June 6 at 10:00. Leslie asked Joe to review the master checklist and identify those items that will be the priority for the committee during the inspection. Leslie will then have the areas of emphasis posted on the website along with a notice of the upcoming inspection.

Next Meeting

Because of the scheduled community inspection in June, a next meeting date has not been established.

A motion to close the meeting was made by Jeff and seconded by Ann. The motion passed and the meeting was adjourned at 12:10 PM.

**Respectively submitted,
Jeff Olmstead, Committee Member**