

The Common At Sinnott Farm
ByLaws/Covenants Committee
Meeting #2 in 2014

Minutes

Date: March 22, 2014

Place: 22 Arrowwood Lane, Woods Residence

Attendees: Leslie Woods, Louise Moran, Ann Hanks and Jeff Olmstead via speakerphone

Call to Order

Chairperson, Leslie Woods called the meeting to order at 10:34 am.

Leslie Woods called for a motion to approve the January 11th Committee Minutes, which had been emailed to committee members prior to the meeting. Jeff Olmstead asked for clarification from Louise Moran for any additions or corrections to the initial minutes which she had made. Ms. Moran explained that she had incorporated the comments of Pat Williams, Property Manager, regarding clarification of the Declaration and Rules and Regulations which would govern the actions of the Bylaws/Covenants Committee. A motion was then made by Ann Hanks to accept the January 11th minutes and a second by Jeff Olmstead. Motion carried.

Draft of Rules and Regulations

The Committee then took up the matter of the Draft of the Rules and Regulations that had been compiled and sent to each Committee Member by Pat Williams. Reference was made to the Rule regarding Tag Sales and it was discussed and agreed in Item 3 that the number of signs allowed in The Common at Sinnott Farm should be changed to 6 instead of 4 as listed. Leslie Woods will contact Pat Williams regarding this change.

Website

Leslie Woods reported that Bobby Woods and Diane Kutsavage-Prescod were working together on the website and that space would be allowed to make postings of the Bylaw/Covenants Committee Members, agenda and minutes. There will also be a section for the Welcoming Committee. Ann Hanks reported that as of the last Sinnott Farm Board Meeting Diane Kutsavage-Prescod had informed Pat Williams that she was not able to take on the responsibility of the Web page and Ann Hanks will contact Bobby Woods regarding the maintaining of the Website.

Draft of Pet Rules

Leslie Woods requested suggestions from Pat Williams regarding drafting rules regarding pets in The Common at Sinnott Farm. Leslie went over each suggestion with the rest of the Board and after much discussion Leslie Woods volunteered to work on this Rule and present a draft to the rest of the Committee at the next Board meeting.

Satellite Dishes

Each Committee Member received a copy of the Association Regulations regarding satellite dishes provided by Pat Williams. Because satellite dishes are heavily regulated by the FCC, it was decided, after much discussion that the matter would be tabled. The Committee will confer with Pat Williams to determine if this topic would warrant a Rule, as it appears the Association would have very little leeway in this matter for establishing any criteria regarding the installation of satellite dishes.

Covenants

Leslie Woods then reviewed the issues most recently brought before the Covenants Committee:

- 1) No further action was taken regarding a homeowner's raised beds, since there was no response after the Sinnott Farm Board sent a letter addressing this matter.
- 2) A letter was sent to a homeowner requesting the removal of a chicken wire fence around a garden area. However, the matter was placed on hold due to personal circumstances of the homeowner.
- 3) A homeowner requested permission to extend their patio in the back of their home and extend the landscaping bed at the side of the house. Permission was granted by the Committee.
- 4) A homeowner cut down a tree without prior permission. The tree was very close to the owner's house and it was felt that had the homeowner asked permission, it would have been granted. The homeowner was sent a letter advising that in the future he is required to ask permission for any changes to the outside of his property as cited in the Bylaws and Rules.

Spring Walkabout

Leslie Woods suggested that it would make more sense for the Covenants Committee to do the Spring Walkabout making the appeals process easier. Ann Hanks noted that it states in the Declaration that this can also be the function of the Board of Directors. It was decided that there would be a combined effort by both the Covenants Committee and the Board members, for those from both the Covenants Committee and the Board of Directors, who would like to participate in the Spring Walkabout. Two dates were discussed May 10th and May 17th depending on the availability of Pat Williams.

Next Meeting Date and Location

It was decided that a brief meeting will be held at 22 Arrowwood Lane, Woods Residence, after the Spring Walkabout.

Prior to the adjournment of the meeting Jeff Olmstead brought to the Committee's attention that the paragraph "Rules and Regulations Compliance" on the Rules and Regulations proposed by Pat Williams should be amended as follows; "and the possible assessment of up to \$25.00 fine for each day the violation exists. Multiple violations may result in separate fines."

Motion of Adjourn

The motion to adjourn was made by Louise Moran and seconded by Jeff Olmstead. Motion carried. Meeting was adjourned at 12:15pm.

Respectfully submitted,
Ann Hanks, Acting Secretary
March 31, 2014