



## HOA Board meeting

Meeting came to order at approximately 6:30p.m.

### In attendance:

**HOA Board:** *Bill Navigato, Dimuthu Tilakaratne, Michael Lauher, Elly Peirson, Denny Morgan, David Eisenmann, Larry Jacobson*

**Homeowners:** *Liz Dillingham, Ryan Hiser and Harold Adams*

- I. Minutes circulated after July 1, 2020 meeting, copy offered for inspection
- II. By-laws
  - a. Modification to by-laws drafted by Harold Adams includes the following as discussed in July 1, 2020 meeting:
    - i. Limit board members to 5 people
    - ii. Staggered terms
    - iii. Vote by email and other means than in person
  - b. Must be approved by over 50% of homeowners
    - i. Proxy vote
    - ii. Cover letter of explanation to be drafted and sent to homeowners to determine if we can get 50% of the homeowners to agree to modification of by-laws
    - iii. Letter to include that a tentative meeting may be held third week of October, Saturday afternoon at SRC
    - iv. Suggested edits to proxy vote to add address of homeowner and change Bill to William
    - v. Michael Lauher votes to approve sending of proxy
    - vi. Elly moves to approve by-laws, as amended, Larry 2nds, all approve
    - vii. Bill to copy and mail letters, proxy vote, and copy of redlined by-laws
- III. Overnight parking
  - a. Two covenants at issue:
    - i. No overnight street parking - Savoy ordinance
    - ii. No parking of "trucks" etc in driveway
      1. Board needs to define "truck"
  - b. Board adopts policy that if complaint made on a specific vehicle that the board will take appropriate action
  - c. Elly to send email reminding homeowners of the covenants and post on FB page, Michael will post on website
- IV. ATV riding
  - a. No rules that prohibit

- b. Does not seem to be an issue
  - c. Might mean golf carts, does not seem to be an issue
  - d. Bill to respond to homeowner who asked that board discuss this
- V. Water feature on South pond
- a. Sought estimates - \$10,000 – determined too expensive
  - b. Algea not as much of an issue on South pond
- VI. Landscape Committee
- a. Elly Peirson tendered the committee's Summer report to board members via email. Two issues that are maintenance related needs to be addressed:
    - 1. Electrical issues with front signs – only one estimate received – Liz Dillingham offered to seek additional estimates and spearhead improvement projects
    - 2. Repainting of letters on front signs – Liz offered to look into company that will refinish to address rust
      - Michael Lauher votes to approve, Larry 2nds, all in favor
  - b. Fall overseeding necessary in commons areas – Bill to ask landscaper to add that to our fall mowing bill
  - c. Landscape committee will look for patches for areas that are in dire shape
  - d. Two of the benches are chipped. Elly put in a claim for replacement.
- VII. Deed to commons areas  
Harold Adams to follow-up with developers attorney
- VIII. Signs for ponds  
Insurance company wants us to do this  
Will look for signs (2 at each pond) that say no swimming
- IX. Architectural Control Committee  
Discussion held regarding the power or lack thereof for the board to overrule the developers. Decided that the committee should not weigh in on decisions regarding fencing and simply advise on what the covenants say.
- Meeting adjourned at 8:22 pm
- Next meeting will be third week in October at the Savoy Recreation Center (tentative).