

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

WEDNESDAY, SEPTEMBER 10, 2020

VIA ZOOM

The following people were present:

Bill Ronai
Sam Ganz
Sam Nay
David Miller
Scott Kelley, Toad Property Management

The meeting was called to order at 9:00 a.m. and a quorum was confirmed. Scott explained Gary Rainwater had resigned from the Board due to health issues and Bill, as Vice President, would be the acting President until a new President was elected.

Sam Ganz made a motion to approve the August 28, 2020 meeting minutes. Sam Nay seconded the motion and it was unanimously approved.

Prior to the meeting Bill and David had circulated to the Board a draft document regarding non-owner occupancy. Scott explained Beth Appleton, the Association's legal counsel, had just responded with comments and that email would be circulated to the Board. Bill explained a work session had been scheduled for Monday, September 14, 2020 to meet with the four owners who had requested amendments to the Covenants regarding non-owner occupancy. The format and content of the work session was discussed to allow those owners an opportunity to present their requests and concerns and Bill explained decisions would not be made at the work session.

It was generally agreed the draft document regarding non-owner occupancy required some additional work and was not yet ready for distribution outside of the Board. Scott explained the deposit section would require some changes as the current wording would not be easy to implement. Scott said he would circulate to the Board some suggested wording regarding the need for all homes being rented to have a local contact in the event of any concerns or violations occurring during a rental. Bill said the Covenants did not set a specific quiet time and the non-owner occupancy document could not be more restrictive than the existing Covenants. Sam Ganz expressed concern as noise complaints had been one of the major nuisance complaints about rentals and Bill said a quiet time could be in rental rules and regulations. After discussion it was agreed additional work was required on the document to address noise concerns.

The process to amend the Covenants was discussed and it was agreed any Covenant change would be approached by a committee as there would be significant

work to obtain the 67% required to amend the Covenants. Any request to start the process to amend the Covenants would require the support of at least 20% of owners and the procedural process for a ballot and to schedule an owners meeting was discussed. It was generally agreed the Board would continue to work on non-owner occupancy rules and regulations. The non-owner occupancy document would be finalized as soon as possible.

The Board agreed to continue to informally investigate who would be willing to fill Gary's seat on the Board.

At 10 a.m. Sam Nay made a motion to adjourn the meeting. Bill seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management