

Crimson Hollow Homeowners' Association

Special Meeting Minutes

November 30, 2016

I. Call to order

President John Hoge called the special meeting to order at 6:30 p.m. on November 30, 2016 at the Monclova Community Center.

II. Attendees

The following persons were present: Officers: John Hoge (President), Andrew Dean (Vice President) Brooke Moser (Secretary), Julie Stanish (Treasurer), Joe Gagel (Architectural Review Chairman), Trustees: Drew Miller, Gregory Davis, Gretchen Nemire and approximately 20 residents.

III. Welcome and Introductions

IV. Amended Bylaws Overview

Drew Miller reviewed the Amended Bylaws (which have been posted on HOA website) for proposed changes and revisions. He reviewed each redline item and allowed for open discussion and questions.

Redline items included section 4.6 for Quorum – this was updated to reflect a set number of attendees for Quorum (10 members); section 8.2 updated annual dues payment to be due January 31st to match deed restrictions. Comment/suggestion included adding a monetary limit to sections 7.1-2 and it was agreed that bylaws could be passed and then amended by trustees with a monetary restriction.

After discussion and ability for comment/question, President Hoge motioned for vote on bylaws and motion was seconded by resident Craig Fortin. Upon verbal vote, Amended Bylaws passed with all votes for (15 households), no votes against.

V. Dues Reinstatement

President Hoge explained historical reasoning for temporary decrease in dues amount to \$100 annually. He then reviewed the financial statement for 2016 and explained high dollar expenses for the year (tree removal and replanting). Due to current financial state, President Hoge explained the need to reinstate annual dues to \$150 and advised that the Trustees would be deciding upon reinstatement.

VI. Deed Restrictions

President Hoge reviewed current state of deed restrictions and enforceability, as well as sending copy of deed restrictions to new homeowners with dues invoice. There was comment allowed for any concerns with deed restrictions or accountability. Once enforceability is established, an escalation policy will be developed and shared.

VII. Open forum/Questions/Other issues

- a.) Cluster Mailboxes – President Hoge reviewed status of mailboxes for existing plats.
- b.) Security Cameras – VP Andrew Dean reviewed options for security cameras at entrances to development and allowed for comment/questions.
- c.) Electronic Communication – Discussion of beginning to send communication by email vs. regular mail. Permission for electronic communication will be sent with annual dues notices.

President John Hoge adjourned the meeting at 7:30 p.m.

Next meeting to be held Spring 2017

Minutes submitted by: Brooke Moser, Secretary