

# The Legends at North Park Board Meeting

Meeting held at Unit 24

Nov 11, 2021 1pm

Called to order at 1:02pm

Quorum is present. Gretchen, Deanna, Gary, Lynn. Doug arrived at 1:08pm.

## Rules Discussion

1. Draft a model rule for them to adopt from North for Legends that will apply to any 55+
  - a. North will draft the rule for the board to vote on at another time.
  - b. Discussion of rule vs amendment to the CCR's.
  - c. Suggestion to change age restriction to 45 instead of 21. Board agrees.
2. Discussion on rental cap. Pros and cons. Board agrees there is no need for a cap at this time.
3. Discussion on defining as someone with more than 10% ownership of the community as a non voting member to limit anyone from having majority rule in the community.
4. What limitations apply to non-owner occupants of a unit during periods of absence by the owner?
  - a. No current rules or anything in the CCR's addressing visitors in the home for between 1 and 13 days. 14 or more is already handled in the CCR's. May need to restrict short term rentals and limit those "staying" more than 13 days.
  - b. Board does not feel it needs to be addressed at this time but they would like the verbiage from the CCR's to be clear and in the rules and regulations so that all owners can easily understand.
5. Add parking restrictions from CCR's to rules

## Legan Council

6. Board will hire Richards Law, Burton Blake or Kimball Law for attorney interests. Board will discuss and get back to North.
  - a. Board motions to use Richards Law as their attorney. **Approved**. North will establish the contract between legends and Richards Law

## Reserve Study

7. We need to get a timeline for the reserve study with Dale.

## Budget and Annual Meeting

8. North will get the budget done for Legends and will get to the board so they can discuss it as a board and come to an agreement. They will be meeting in December.
9. Set up meeting at Hyde Park City Hall \$100 cost and \$50 return. Meeting will be a potluck prior to the meeting. Dinner at 6 meeting at 7. January 13, 2022.
  - a. Lynn President, Gretchen Board member at large, Gary appointed as a director, Doug is the treasurer, Deanna is the secretary
  - b. 3 directors is ideal. Legends will convert from 5 to 3.
  - c. Gary is still in director, We will be having 2 people voted in.
  - d. Alan will give North full information on election procedures.

## Landscaping and Snow Removal

10. Paul Nielson will remain the person to communicate with Braden on snow removal and landscaping.

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11. Pruning and ring maintenance needs to be discussed further. Suggested to have HOA oversee the task and owner's can repay if they choose to have the service done.

### **Insurance**

12. Autoowners is the current policy. North will do an insurance review to make sure coverage is adequate.

### **Financial**

13. Review access for Doug on the quickbooks account. North will get this put in place.
  - a. Email the board with current financials.

### **Additional Items**

14. North will respond to inquiries about members attending meetings.
15. Make sure they are on google docs for financials.

### **Next Meeting**

16. December 8, 2021 at 1pm at unit 24
  - a. Rules
  - b. Budget
  - c. Annual meeting prep