

Minutes of The Legends at North Park HOA Board Meeting

April 21, 2022 1:00 p.m. Collings residence Unit 24

Present: Lynn Collings, Judith Holt, Doug White

The purpose of the meeting was to review the CC&Rs and Bylaws proposed edits and amendments to identify what issues need additional clarification, information or consideration by the community at large. Those items are listed, as summarized below.

It was noted that Paul Nelson and Braden Davis visited with Wil Findley about his flashing damage. Braden said that he is always very cautious on Wil's drive and does not think he caused the damage. However, he will continue to work with Wil to see what can be done.

Lynn will ask North HOA to visit with Mada Liechty about her car that has been parked in the guest parking for several weeks.

The status of the landscaping evaluation by Ben Harris was discussed. He will do a walk-around. Who might accompany him was considered. Judith suggested that Linda Roberts, and several other residents, be considered to serve on the Landscape Committee and be involved in the process of developing the master plan.

Adjourned 3:10 p.m.

Editing to be done – CC&Rs:

Article II Section D – At end of paragraph, retain the sentence “The property between...out onto that property.” Delete final sentence.

Article II Section 2c – Change “3 months” to “30 days.”

Article II Section 2d - Remove

Questions for legal review – CC&Rs:

Recitals D – Can the missing text be identified and restored? It may be recognized as typical boilerplate.

Article II Section K – Is the “75%” mentioned consistent with State statutes?

Article II Section L – Is the “30 days” mentioned consistent with State statutes?

Article II Section N 2f – Who is the referred to “Committee”?

Article II Section P – This identifies 2/3 vote to amend. Article VI identifies 75%. Bylaws Article IX identifies 2/3. What is required by law? This inconsistency need to be resolved.

Article II Section R – Is North HOA performing this function?

Article V Section B - Is the "75%" mentioned consistent with State statutes?

Article V Section D - Is the "66%" mentioned consistent with State statutes?

Exhibit "A" – Can "(Northern Meadows, Phase 3)" be deleted?

Questions for legal review – Bylaws:

Article IV Section 1 – Can "Hyde Park" be amended to language such as?: "All meetings will be held in a location convenient to the majority of owners, at a time..."

Article V Section 6 – This says that a Board member can be removed by vote. It does not specify how such vote is initiated. Is there language that can be suggested to do this?

Article V Section 7 – Are we correct in thinking that Board meetings held for the sole purpose of discussion do not require notice?

Article V Section 9 – Is North HOA the current "Project Manager"?

Article VII Section 2 – With North HOA handling the finances, is this audit requirement relevant? Would the Board of Directors, reviewing the accounts as handled by North, meet this audit function?

Article VIII Section 2 – This identifies that "each Owner shall secure" insurance coverage. There is no specified requirement or manner of verification of coverage. Is this typical and appropriate for HOAs?

Article IX – This needs to become consistent with the amendment requirements in the CC&Rs.

Proposed amendments that need to be specifically discussed with the community:

Use of the perimeter walkway – It is the feeling of the Board that this could be addressed by Rules and Regulations rather than amendment. Does the community agree?

Parking – Should the restrictions of number of vehicles and where they are to be parked – garage or driveway – be removed? Should the limitation of no more than 72 hour parking in the common (guest) parking areas be retained?

Garage sales – Should garage/yard sales be prohibited?

Lamp posts – Residents are responsible for maintenance of the lamp post on their lot. Should they be required to maintain it operational?

Tie vote – Should a method of resolving a tie vote in elections be added?