

**ZOOM CALL: 9am-11am**

**<https://us02web.zoom.us/j/81586547670?pwd=Q1Y5Mm52dWR4WC80d1VmMmJqMWdNZz09>**

ATTENDEES

Belinda Belvin, Jason Caldwell, Jay McClure, Larry Hembree, Patricia , Kim Macaulay, Dan Strickland

AGENDA

**Bylaws Committee Meeting - August 18, 2020**

**1. Call Meeting to Order – Belinda**

Meeting called to order - quorum is present via visual check - 7 members present

**2. Review and Approval of Minutes – Jason**

Read meeting minutes from 8/4 - approved 7-0 - no changes

Read meeting minutes from 8/11 - approved 7-0 - with changes to “equity” and add language on “language contained in minutes is preliminary until refined by BOD and/or attorney”

**a. Meeting – August 4, 2020 & August 11, 2020**

**3. New Business**

MOTION:

Dan motions that the BOD transmits to the section committees for CC&Rs that the Bylaws will (i) define the dues/assessments structures and (ii) definitions of home types - ***Vote: 0-7 Dan comment. The Bylaws must be the sole document that defines the calculation and apportionment of dues, fees, & assessments, and the various section committees must have that instruction in order to save them time trying to invent 20 different wheels.***

**b. Bylaws markup**

**i. Review**

**Article X – Powers & Duties of the Board of Directors**

**a. Section 1 c - review**

Section 1 d - controversy on partial lots vs # of votes - leave in as is

- Need to address exemptions separately in bylaws for special circumstances such as easements or unbuildable/unusable
- Due structures questionnaires? Full Adjoining Lots (restriction of use) - put under the fees/dues section rather than Power of Board section
- **Do we want to added discussion on future items:**

- Need to keep in mind that people may go to the county to have lots joined and claim they only have 1 taxable lot at the county. How do we account for that in the bylaws.
- Chickasaw example: If have adjoin lot, full lot gets 1 vote but adjoining lot does not. Maybe send out a survey
- Dan comment: in other words remove from the BOD the power to reduce fees on adjoining lots. IMO this is arbitrary and inequitable.
- Yays 6 Nay - 1 - Passes remove item (d)
- Section 10.1.e. - allows POA to enforce to place violations and liens on properties - Bylaws and covenants change wording - suggested - determined if needed. Get board to determine the limitations on the fines.
- This motion was missing and do we need to added additional items that I have listed:
- Motion: Jay motions to add that the POA can fine people for violations and can put liens against properties.
- Jason: States that the wording should state Bylaws and covenants
- Jay amended motion to change wording to add “Bylaws or of a restrictive covenant” and add that the POA can fine people for violations and can put liens against properties
- Larry: Bylaws need to make sure that the Committees have delegated authority - appeals processes - ACC, Beautification, etc. - Do we need to define the roles of the committees in the bylaws and assign the authority from the POA -
- Motion passes 7-0
- Pick back up on Article 10.g.

## Old Business

### a. Items to follow-up on

#### 1. Article II – Definitions

- a. Need Housing Type Definitions: Manufactured, Tiny, Modular, Container – Jay needs to follow-up on

#### 2. Article IV – Membership

- a. Fee Structure – Confirmed that we agree that it would be defined by Bylaws.
- b. Dan motioned that our recommendation that the Bylaws define the dues structure and the committee will do our best to put that in the bylaws.
- c. Jay will 2<sup>nd</sup> the motion
- d. Discussion: Larry is stating that that is what was stated by the BOA.
- e. Vote: Yea 7 motion passes

#### 1. Article VI – Property and Rights of Enjoyment of Common Property

- a. Assessment vs use charge – Use Charge definition is an amenity determined in Article X t.

b. Variances – Appeals process allows for those to appeal to the board. Does this belong in Bylaws or Restrictions? This needs to be looked at in the future.

2. Article VII – Association Purposes and Powers – needs to be reviewed in next meeting

a. Determine if need to modify word Corporation to Association which is found in items “a” through “r”.

3. Article VIII – Board of Directors – needs to be reviewed in next meeting

a. Discussion on need for a Board for business structure with officers to complete day-to-day business

4. Article IX – Election of Board: Nominating Committee – needs to be reviewed in next meeting

a. Section 4 - review

5. Article X – Powers & Duties of the Board of Directors – needs to be reviewed in next meeting

a. Section 1 c - review

6. Facebook Page – Need further followup

**b. Communication**

**i. Emails**

**ii. Facebook Page**

**c. Housing Type definitions – Jay tracking**

**d. Document discussion regarding fee structure – Dan tracking**

**e. Attorney Questions**

**i. Fees in Bylaws Only or individually within Restrictions/Declarations**

**ii. Communication Protocol Revisit**

Discussed Google Drive briefly at end of meeting - basic set-up is complete and shared with all committee members.  
Two administrators - Secretary and Committee Chair

**Adjourn** Adjourned at 11:15 am Eastern.