

DRL BOARD CONFERENCE CALL MEETING

JANUARY 27, 2021 at 3pm

All Board mbrs in attendance: Carolyn Wayland, Myron Lyons and Beverly Craft

First we recapped the recent events that lead up to this mtg (Easement opinion received, Bylaws can chg by Board vote is Declaration follows closely behind it with majority vote, compliance calls, upcoming meeting, etc).

Beverly read aloud the Lake easement opinion from lawyer, John Alford.

Carolyn is inquiring about whether we need to purchase Insurance on easement and docks and swimming.

We have to maintain easement and no one can block neighbors from using the 10 feet, so the Board will have to meet with each lake lot owner on their situation and decide how to keep the easement accessible. When the HOA starts maintaining the easement, it appears that the cost will need to go up for HOA dues.

Per covenants, Boats are just like trailers.. cannot be outside an enclosed structure.

We can suggest that when the HOA discusses the 2nd round of Declaration of Covenant changes, that Boat/Trailers/etc in 2.17 move to the paragraph 2.32 with children's toys, etc.

This 1st vote on the Declaration of Covenants needs to go asap because the governing part must be fixed to match the Bylaws.

The Board will talk to the boat/easement violaters after we send the easement stmt in email and we post it on the web. Until then we are being lenient with everyone on these types of covenants/compliance.

It is important that we give them time to review before the next vote (which we hope to include an election, a Dec of Covenants vote and a Common area vote).

Do we need a place to rent? Chelsea Comm Ctr rates are steep.

Should we use SurveyMonkey/Google Forms to ask people if they will attend? There will be 5 on the Board/SMS taking spots in any building we choose. So for the Senior Ctr, that leaves 15 people who will have to reserve their spot, first come first serve Then the rest can use Zoom. Idea: If they come to parking area and listen, then they can come to door when want to speak. We can also switch out attendees during discussions if needed.

We will need to bring Masks and sanitizer

How will we do the sign in sheet?

On the announcement of meeting and agenda, we need to allow people to reserve time to speak, which will be at the end. Do we want to limit the amount of minutes?

We have decided that our Agenda items are a Statement on where we stand and there will not be complaints allowed outside the topics we have on the agenda.

Arguing will not be allowed in the meeting.

New business is only going to be our list of improvements for DRL.

Carolyn had an ARC update: A member had an old ARC form approving his fence reqst. He sent his minor changes to Carolyn who verified they are in compliance still.

Carolyn obtained the lawyer's opinion on members viewing HOA records now that various laws have been passed, and she will forward to the member requesting it, and copy the Board and SMS.

We discussed Lotowner concerns – they have a choice. If mntnce is as much as dues, then they can vote. Right now they have to pay dues per docs and we are waiving that and also we are letting them vote. (once they vote, if they vote against, then they will be paying dues).

We decided not to combine the Dec for Sectors 1-4 with the Dec for Sector 6 yet. We also decided to not require the full document for the Declaration changes, and will use only the small 3 page "Dec amendment document", and if 2 copies must be probated, then we will do so. Then next time we will combine and use full document.

The lawyer added 7.03 this week and Carolyn had the latest version, so she read it aloud: 7.03 is hereby amended to reflect that the easement described therein is 10 feet. (FYI: This removes the ambiguity of 15 feet in the original docs).

We have several concerns about Dec 8.01 – says that property OUTSIDE our current plat is purchased (newly added) conveyed, etc. We need a statement about purchasing property no matter where it is and that it can be done if under \$5000 without a vote. The Bylaws DOES have the \$5000 added, but now they don't match Dec. How about Bylaws 5.2 (conveyance without a vote)?

Have a concern about 8.04 saying 'of all votes in the Association', when other places like 8.03 say '1 vote of the total Membership of the Association'. Can we specify (should we specify) Membership (ie. Good standing)?

Times for having a Conf Call again: Before 4pm is best for Myron.

Agenda items so far (with Announcement of Meeting place/Reservations for spots/Zoom info included):

Easement

Financials

Proposals for Common Areas

Presentations

As we concluded, since there are places in documents that allow Developer and ARC Comm to do improvements and we have added the limit to \$5000 in Bylaws 5.1, we are continuing our plans to get an electric meter box with sockets to the Front Sign. We are trying to keep it under 5000\$.

Ended the mtg at 4:30pm.