

**SOUTHERN VALLEY COMMONS ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
MAY 9, 2016**

CALL TO ORDER

The meeting was called to order by President, Paul Anzaldi, at 7:02 PM.

INTRODUCTIONS

The Board of Directors was introduced: Paul Anzaldi, Chris Miller, and Joseph Cirone. Also in attendance, Property Manager, Kiley Shively and Assistant Manager, Brittney Matecka, representing Acri Commercial Realty.

DETERMINATION OF QUORUM

Paul Anzaldi announced that there was a quorum present either in person or by proxy.

APPROVAL OF MINUTES

A motion was properly made, seconded and carried unanimously to approve the minutes of the May 11, 2015 Annual Meeting.

FINANCIAL STATUS

Joe Cirone advised that at the end of April, 2016 the operating budget is on target. The reserve account had \$119,000. The Board lowered the monthly assessment from \$25 to \$20 beginning January 1, 2016. The Board will discuss the 2017 budget in the fall and will monitor the reserve account to maintain the total of \$100,000.

NEW/OLD BUSINESS

Chris Miller identified each unit to the paint colors given by Ryan Homes. Each Owner is responsible to paint their units. Most Owners have painted with the correct colors and some have not used the correct colors. Everyone will need to have the correct colors painted on their units. The color on the chart that was sent out is what will be required.

The Board will be completing a community walk around in June. If you have any shrubs/plants that have died please remove them. The Board will be noting any maintenance or violations that need addressed.

Vegetable gardens will no longer be permitted in the community as they attract rodents. Owners can grow vegetables on their decks.

DRAFT LEASING AMENDMENT TO THE DECLARATION

The Board discussed amending the Declaration to place a cap on the amount of rentals permitted in the community. The cap on rentals will be at 10%, have a seniority list when rentals are available, and the owner will need to provide a copy of the lease showing the lease term is one (1) year along with a completed lease registration form. A fine in the amount of \$500 per month will be imposed on any rentals established after the passing of the amendment. A fine in the amount of \$300 per month for failure to provide a copy of a new lease and lease registration form. After the second notification the owner will lose its grandfather status of being permitted to rent out his/her unit.

The Association will need 67% of the community votes in favor for the amendment to the

Declaration to pass. There are 170 units. 114 Owners would need to vote in favor to pass the amendment. There are currently 30 to 40 rentals in the community.

Homeowner questions/concerns:

- The amendment is too strict.
- If an owner wants to sell their unit they will have to sell it to an owner who wants to occupy the home, which eliminates investors.
- The no pet policy for rentals doesn't compare to owners having pets and not following the rules.
- If the amendment passes, the Board will need to permit pets until a new lease would start.
- Instead of not permitting pets can the association put more of a penalty other than a fine? The Association documents only permit fining for a violation and increasing the fine.
- The majority of renters have pets.
- The 6 month vacant restriction affects the cost of the rental as the rental fee will need to be lowered.
- The rules on not permitting pets to rental units are illegal.
- Owners want to rent their unit when they retire for additional money once they retire.
- Owners rent their unit for income to pay for schooling for their children.
- Homeowners expressed concerns that tenants don't have the investment in the community and don't take care of the property as owners do.
- A suggestion was made to table the amendment and create a group to come up with suggestions to change the amendment language and re-discuss with all owners.

A motion was properly made, seconded, and carried unanimously to table the amendment discussion. Owners can sign up to be part of the committee to come up with language that better fits the community. Once the committee submits their final draft to the Board the Board will review and have the Associations attorney make the changes.

After the amendment is updated owners will receive the updated amendment by mail along with a proxy ballot to cast their vote on approving or not approving the amendment.

HOMEOWNER COMMENTS

Can storm door colors match the door colors instead of the trim color? Owners can submit an alteration request for the Board to review.

Unit 100 reported erosion near the detention pond. The Board will look at it during the walk around.

Can the Board address sealing driveways and notify owners to have the work completed? The Board will look at this during the walk around.

Is breeding of animals permitted? Breeding animals is not permitted.

Can we vote on amending the Declaration to only permit for sale or rental signs to be placed in the windows. The Board will discuss.

INTRODUCTION OF NOMINEES

It was announced that there is one vacancy for the Board; a three year term. Joseph Cirone expressed his desire to be re-elected to the Board. No other owners expressed interest. A motion was properly made, seconded, and carried unanimously to close the nominations from the floor. By acclamation

Joseph Cirone was elected to the Board for a three year term.

ADJOURNMENT

A motion was made properly made, seconded and carried unanimously adjourn the meeting at 8:20 PM.

Respectfully submitted,

Chris Miller, Secretary

CM/ks