

# HOMEOWNERS AT LAUREL PARK MINUTES OF THE ANNUAL MEETING October 19, 2019

- I. Unit owner sign in
  - A. Number of Units physically represented: 37 (22 required for quorum).
  - B. Number of Proxies: 7
- II. Meeting called into session at 9:00 AM. Introduction of Executive Committee
  - A. President: Thom Herman, Units 17 & 18
  - B. Vice-President: Tryna Hope, Unit 24
  - C. Finance Officer: Jody Santos, Unit 11
  - D. Property Officer: Wil Morin, Unit 32
  - E. Clerk, Seth Wilpan, Unit 86
  - F. Dennis Tarpey: Member-at-Large, Unit 35
  - G. Darcy Johnson: Member-at-Large, Unit – NOT PRESENT
- III. The President introduced David Baker, owner of Unit 112, as the meetings parliamentarian.
- IV. Statement from President

*Dear Community.*

*Whether you live quietly enjoying life here, have participated in the wonderful cultural and educational events this year or served on a committee to help us to maintain the quality of life here, I want to take this opportunity to thank each of you for your participation in our park's life. I appreciate you.*

*I want to thank the Social Union and Laurel Park Arts for their generous offerings. And to individual members who have hosted everything from holiday caroling at Judson Brown's to a scrumptious brunch recently provided by Dennis Tarpey and Erin Nelson. Each of us has a part in creating the whole.'*

*About a year ago we assembled our current Executive Committee. I have found these, six women and men to be hard working, intelligent and caring individuals. Together we took on the work of the administration of the homeowner's association and agreed to promote transparency, clarity and inclusiveness.*

*Here is some of what has been accomplished in no particular order:*

- *A Financial Committee was organized to scrutinize the budget and the chart of accounts. The committee worked many long hours with Jody Santos, your Financial Officer, to bring additional clarity and transparency going forward regarding the financial life of the park*
- *Seth Wilpan, as Clerk, has completely reorganized our communication system. We have a wonderful newsletter and calendar. His amazing abilities to use technology to get us on track and on time with all the data we need has been wonderfully supportive to our process. Minutes are approved and dispersed in a new timely manner along with other needed communication.*

*In her role as Vice President, Tryna Hope has continued to thoughtfully and compassionately orient prospective buyers. In addition, she has worked to reach out to real*

*estate agents to inform them and orient them regarding our bylaws so they may more effectively serve their clients who may be interested in the park. The importance of fully understanding the footprint concept has been emphasized this year. To assist with this, a new comprehensive orientation packet has been created with the help of Keithley Wilkinson and will be available to all current homeowners.*

- *The Property Committee established a dedicated phone for homeowners to report issues. Each homeowner was provided a magnet with the telephone number and email to contact the committee with concerns or needs. The committee also worked closely with Pancione Management on the removal of trees and other maintenance projects this year.*

*Thank you to the following members who gave their time to committees during this year:*

*Finance Committee: John Antil, Keithley Wilkinson, Seth Wilpan*

*Property Committee: Wil Morin, Erin Nelson, Tira Pandolf, Kristopher Severy, Dennis Tarpey*

*Nominating Committee: Fred Cohen, Kandy Littrell*

*I would like to mention a couple of my thoughts going forward into my last year as President. We need folks to consider serving on the Executive Committee. Please talk to any of us if you might consider helping out your community in this way.*

*I continue to be very concerned about speeding in the park. We have many folks of all ages who walk in the park and many who walk with their dogs. Of course, Fred also walks with his cat! There are also many children in the park now. Most cats run free all day and night and we are fortunate to have squirrels, rabbits and other wildlife that live at Laurel Park. Please be mindful of our speed. limit of 10 miles per hour. Also, please inform your guests and even your delivery folks if you have that opportunity. We will continue to warn individuals if they are repeat offenders and to fine when necessary. Keeping everyone safe, both human and animal, is really priceless. This is truly an important issue, in my opinion.*

*Whether it's snow removal, winter or spring cleanup, mowing or tree needs, we will do the best we can as EC's before us have done. We appreciate that everyone has an opinion on how the park should be maintained. Please feel free to share your ideas with us. Let us know how we are doing. We may need to agree to disagree at times, but we know you all have good ideas to share and want to hear them. We want to promote congenial dialog to support all of us continuing to learn how. to live peacefully together.*

*Ultimately, we hold the vision that it is not our job to police our neighbors. The role of the EC is to protect, interpret and uphold the by-laws. We want to encourage each of you to talk to your neighbor directly if there is a problem. The Executive Committee created an important new process to deal with challenges/complaints when and if they arise. It is included in your packet and we intend it to promote conversation and fairness.*

*I will continue to do what I can to support the quality of life here in our park Right now the world can feel like a divisive place. My hope is that we can discuss issues openly and with respect for one another. The times when that doesn't happen are the most challenging for me personally. For, above all I am and wish. to continue to be your neighbor.*

*To you my community I say again thank you and let's continue to care for each other as best we can.*

- V. Presentation by LPA
  - A. Summary of active participation
  - B. Summary of use of HALP funds – Total Expenses \$1839. Programming lost money.
  - C. MOTION: Renew \$1500 stipend and renewal of agreement that HALP pay for utilities. PASSED
  - D. Vote on winter use of Normal Hall. Both the LPA and SU have expressed interest in keeping Normal Hall open during the winter. They are considering dedicating portions of their budgets to cover the expense of heating, and the potential for developing programs that could provide some revenue to cover that expense. TABLED.
- VI. Presentation by SU
  - A. Ilia noted that the Social Union is dedicated exclusively to activities that involve members of the park community. There was good attendance at recent annual meeting of the Social Union, and she is confident that the team will thrive in the coming year.
  - B. Summary of use of HALP funds- Spent \$787. Ask Aaron for Financial Report. \$3200 in the bank.
  - C. MOTION TO reduce this year's stipend to \$1000. FAILED
  - D. MOTION TO renew Stipend of \$1500. PASSED.
- VII. Approve Previous Meeting Minutes
  - A. Under Item **9 Review and Vote on Proposed By-law, sub-item B** under the discussion of the proposed amendment to By-Law 11.2.2, the MOTION was made to delete the italicized paragraph that begins with the words: *“(This proposed sentence in the original motion will be replaced by the following sentence.”* MOTION PASSED.
  - B. MOTION TO approve the 2018 Annual Meeting as amended. PASSED
  - C. It was also noted that the published version of the By-Laws did not reflect the amendment. Specifically, the By-Laws say, “not more than FIFTY (\$50.00) DOLLARS”. The By-Laws will be corrected to say, “not more than FIVE-HUNDRED (\$500.00) DOLLARS”.
- VIII. Review of proposed budget;
  - A. Presentation by Jodi Santos, Financial Chair
    - 1. MOTION TO ADD a detail line in the Chart of Accounts for “Liability Insurance Deductible” under the subcategory “5500 – All Contingency”. PASSED.
    - 2. MOTION to PASS Budget as Amended. PASSED
    - 3. MOTION TO LIMIT Discussion to 3 minutes at a time. PASSED 28 to 13
- IX. Statement from Property Manager Michael Pancione

PANCIONE ASSOCIATES PROPERTY MANAGEMENT  
120 Union Street Suite A  
Easthampton, MA 01027  
Phone: 413-527-1110; email: pancionerealty@gmail.com

*Dear Homeowners of Laurel Park:*

*Your board has been very busy keeping an eye out on your budget. As a result your fees for the coming year will remain the same. This is despite the numerous projects accomplished over the past 12 months.*

*The year has seen a number of repairs made to the property in keeping with the preservation of the park's history. One project that was on the list for several years and finally was completed was the restoration of the fountain in front of the dining hall. A beautiful relic of days gone by.*

*Your postal Kiosk was reconditioned with repairs to the roof and frame and given a fresh coat of paint. Framework and roof repairs were made to and are continuing to your Blue Salt Barns (formerly the laurel park bath houses) keeping them in shape to face the future.*

*The small bridge between the Red Maintenance Barns and the Blue Salt Barns was repaired and made safe for those short jaunts through the woods to grandmother's house.*

*The Red Barn, or as your Grounds Committee calls it, "The Makers Space", had roof repairs made to it fixing a leak that was causing deterioration to the wood and framework.*

*A very large retaining wall, made from very old railroad ties, surrounding unit 8 needed to be replaced. This was accomplished by building a wall from quarry stone in keeping with the historical character of Laurel Park. This should hold up for another century or two. This will be finished with a split rail fence, also in keeping with the park's history.*

*Numerous repairs were made to the smaller relics of the park's history, namely, the various benches, picnic tables, checkerboards and play equipment. They were cleaned, patched and or painted as necessary. Keeping them alive with minimal expense.*

*Lastly, it's been quite a year for the park's biggest asset, it's trees. The yearly systemic treatment of your Hemlock Trees for the Woolly Adelgid continues, giving us and the trees, hope for several more years of life. The White Pines have been susceptible to a new fungus / rust that is weakening them and ultimately killing them. The Ash Borer has had an effect on several ash trees necessitating their removal. But beyond this, the New England storms that on occasion pass through, have had a significant impact on both the trees and the budget. The grounds committee has already begun an extensive list of tree trimming and removal for the coming year. This past year brought forth storms and tree damage causing the tree budget to rise 70% over budget.*

*Thankfully other line items came in under budget, allowing the bottom line to remain positive. Overall you are economically healthy. Your short term reserves have increased from \$76,000 to \$104, 000 this year.*

*Your long term reserves are approximately \$80, 000, totaling \$184, 000 in total.*

*With that being said, the Executive Committee and we at Pancione Associates, are optimistic, about the future of Laurel Park and the continuing appreciation of property values and positive outlook and spirit we find in its residents.*

*Respectfully Submitted,*

*Pancione Associates*

X. Property Chair

- A. Property Chair noted that there is a problem with the growth of knotweed, an invasive and potentially damaging plant. The property committee is working with Pancione to come up with a plan for remediation and will report back to the community in the normal course of business.

B. As was mentioned in the Finance Officer's report, the property committee is looking for ways to reduce the cost of picking up sticks and piles. The EC is in the process of purchasing a trailer that will increase the load capacity of the tractor and thus reduce the number of trips required. There may be some adjustment of the pick-up schedule as well. This engendered some discussion among the members, but no motions were made.

XI. Discussion and vote on budget By-Law revisions

A. **New Section 3.2.10**

**Section 3.2.10 Official Notification**

**Official Notifications as specified and required in this document, shall be made by means of either U.S. Mail, personal delivery or, if the unit owner consents to electronic mail notification, transmission to the unit owner's electronic mail address. Posting on a physical bulletin board may also be required as specified in this document. No other form of communication is considered an official form of notification.**

**MOTION TO** delete the sentence beginning "Posting on a physical ...". **PASSED**

**MOTION TO** delete the last sentence, beginning "No other form ...." **PASSED**

**MOTION TO** add the words "in writing" after "if the unit owner consents to electron mail notification". **PASSED**

Amended ByLaw:

Official Notifications as specified and required in this document, shall be made by means of either U.S. Mail, personal delivery or, if the unit owner consents to electronic mail notification in writing, transmission to the unit owner's electronic mail address.

**PASSED AS AMENDED.**

**B. Section 3.2.5**

1. Original

Each member entitled to vote shall be given written or printed Notice stating the place, date and hour of the meeting and, in case of a Special Meeting, the purpose or purposes for which the meeting is called. Such notice shall be delivered not less than seven (7) days or more than 21 days before the date of the meeting, either personally or by mail, by or at the direction of the President, or the Clerk, or the officer or person calling the meeting. Such notice shall be deemed to be delivered when deposited in the U.S. Mail, addressed to the member at his or her address. If any Owner wants notice to be delivered to him or her other than at Laurel Park, that member must notify the clerk of the address to which notice must be given. Such request will remain in effect until any subsequent written notice is received by the clerk. (Amended @ 2007 Annual meeting)

2. Proposed Amendment

Each member entitled to vote shall be given written or printed Notice stating the place, date and hour of the meeting and, in case of a Special Meeting, the purpose or

purposes for which the meeting is called. Such notice shall be delivered not less than seven (7) days or more than 21 days before the date of the meeting, by or at the direction of the President, or the Clerk, or the officer or person calling the meeting. Such notice shall be deemed to be delivered **according to Section 3.2.10 outlining official notification.** If any Owner wants notice to be delivered to him or her other than at Laurel Park, that member must notify the clerk of the address to which notice must be given. Such request will remain in effect until any subsequent written notice is received by the clerk. (Amended @ 2007 Annual meeting)

**PASSED WITHOUT AMENDMENT.**

**C. Section 3.9.2**

1. Original

The slate of nominees prepared by the Committee shall be given to the Clerk of the Trust in a form and at a time sufficient to enable the Clerk to mail a copy of the slate to all members at the time of mailing the notice of the Annual Meeting.

2. Proposed Amendment

The slate of nominees prepared by the Committee shall be given to the Clerk of the Trust in a form and at a time sufficient to enable the Clerk to mail a copy of the slate to all members at the time of mailing the notice of the Annual Meeting **according to Section 3.2.10 Official Notification.**

**PASSED WITHOUT AMENDMENT.**

**D. Section 3.11.4**

1. Original

The CLERK shall notify all Unit Owners of all HALP regular and special meetings as specified in Section 3.2.5. The Clerk shall prepare and maintain a register of attendance for each HALP meeting, which shall be signed by each Unit Owner designated to cast votes for his or her Unit.

The Clerk shall take minutes at all HALP meetings and present those minutes to all Unit Owners by mail or email no later than four weeks after the meeting is held. Minutes from HALP meetings will be presented to Unit Owners for approval at the next regular HALP meeting.

The Clerk shall keep the minutes at all Executive Committee meetings and provide copies of those minutes to all members of the Executive Committee. Minutes of the Executive Committee meetings shall also be sent via email to all Unit Owners and posted at the mailbox announcement location. Any member who requests can also receive a copy of the minutes of each Executive Committee meeting. Such request will remain in effect until any subsequent written notice is received by the clerk. (Amended @ 1998, 2005, 2007,2008 Annual Meeting)

2. Proposed Amendment

The CLERK shall notify all Unit Owners of all HALP regular and special meetings as specified in Section 3.2.5. The Clerk shall prepare and maintain a register of

attendance for each HALP meeting, which shall be signed by each Unit Owner designated to cast votes for his or her Unit.

The Clerk shall take minutes at all HALP meetings and present those minutes to all Unit Owners **according to Section 3.2.10 Official Notification** no later than four weeks after the meeting is held. Minutes from HALP meetings will be presented to Unit Owners for approval at the next regular HALP meeting.

The Clerk shall keep the minutes at all Executive Committee meetings and provide copies of those minutes to all members of the Executive Committee. Minutes of the Executive Committee meetings shall also be sent **according to Section 3.2.10 Official Notification** to all Unit Owners **and posted at the mailbox announcement location outside Building 1**. Any member who requests can also receive a copy of the minutes of each Executive Committee meeting. Such request will remain in effect until any subsequent written notice is received by the clerk. (Amended @ 1998, 2005, 2007,2008 Annual Meeting)

**PASSED WITHOUT AMENDMENT.**

**E. Section 11.7 Alteration, Extension or Repair of Units:**

**1. Original**

The erection or extension to any Unit, building or structure shall be subject to the prior approval of the Executive Committee. Furthermore, any major alteration, or major repair, to any Unit, building or structure shall be subject to the prior approval of the Executive Committee.” Major” shall be defined as any project that includes storage of material on HALP land and/or that effects the structural integrity and/or that necessitates a dumpster and/or that requires a building permit. Any and all dumpsters require prior approval of the Executive Committee. All approvals will expire if construction is not started within one year. Existing approvals will expire one year from the date of the adoption of this amendment. (adopted 10-16-2010)

A written statement describing the proposed erection, alteration, extension or repair, including a sketch or drawing to scale of the proposed work to be done shall be submitted to the Executive Committee. The Executive Committee shall either approve or reject the Unit Owner's proposal within THIRTY-FIVE (35) DAYS of the submission by the Unit Owner. No Unit Owner may extend the ground floor of their Unit beyond the Unit’s footprint. No expansion may be allowed above the ground floor, either in height or width, without the notification of all unit owners and the approval of the Executive Committee and input from any affected neighbors. Notification is sufficient if it is posted at the Post Office and on the HALP listserv at yahoo.com. Footprint is defined in the Master Deed. All new construction and all alterations to existing Units shall meet all of the conditions set forth in this Section and in Section 6.1. (Amended @1994, 1996, 1998, 2006, 2007, 2010 Annual Meeting)

**2. Proposed Amendment**

The erection or extension to any Unit, building or structure shall be subject to the prior approval of the Executive Committee. Furthermore, any major alteration, or

major repair, to any Unit, building or structure shall be subject to the prior approval of the Executive Committee.” Major” shall be defined as any project that includes storage of material on HALP land and/or that **affects** the structural integrity and/or that necessitates a dumpster and/or that requires a building permit. Any and all dumpsters require prior approval of the Executive Committee. All approvals will expire if construction is not started within one year. Existing approvals will expire one year from the date of the adoption of this amendment. (adopted 10-16-2010)

A written statement describing the proposed erection, alteration, extension or repair, including a sketch or drawing to scale of the proposed work to be done shall be submitted to the Executive Committee. The Executive Committee shall either approve or reject the Unit Owner's proposal within THIRTY-FIVE (35) DAYS of the submission by the Unit Owner. No Unit Owner may extend the ground floor of their Unit beyond the Unit’s footprint. No expansion may be allowed above the ground floor, either in height or width, without the notification of all unit owners and the approval of the Executive Committee and input from any affected neighbors.

**Notification is according to Section 3.2.10 Official Notification.** Footprint is defined in the Master Deed. All new construction and all alterations to existing Units shall meet all of the conditions set forth in this Section and in Section 6.1. (Amended @1994, 1996, 1998, 2006, 2007, 2010 Annual Meeting)

**PASSED WITHOUT AMENDMENT.**

**F. Section 3.2 Meetings**

**1. Original**

The Association will meet at least TWO (2) TIMES each year. (Amended @ 1994 Annual Meeting) The Executive Committee shall designate the specific time and date of each meeting. Any business properly brought before any meeting may be presented for a vote.

**2. Proposed Amendment**

The Association will meet at least TWO (2) TIMES each year. (Amended @ 1994 Annual Meeting) The Executive Committee shall designate the specific time and date of each meeting. Any business properly brought before any meeting may be presented for a vote.

**Only Unit Owners, as designated in Section 3.3, may vote in the meetings.**

**Individuals who are permanently residing with owners or in lieu of owners as defined in 11.5.1, may attend meetings and participate in discussion. They are not authorized to make motions or to vote on behalf of the Unit Owner.**

**All participants at meetings will begin their comments by stating their name, unit number and whether they are a homeowner or resident.**

**3. Discussion**

a) **MOTION TO** add the words “*who are not tenants*” in the second paragraph after “... in lieu of owners”. **PASSED.**

b) **MOTION TO** pass as amended. **PASSED.**

**G. Section 3.2.3 Budget Meeting**

**1. Original**

The first meeting shall be held on the 3<sup>rd</sup> Saturday in September. At this meeting the Finance Committee shall present the proposed budget for discussion. (Amended @1994, 1998, 2005 Annual Meeting)

**2. Proposed**

**Section 3.2.3 Budget and Bylaw Meeting**

The first meeting shall be held on the 3<sup>rd</sup> Saturday in September. At this meeting the Finance Committee shall present the proposed budget for discussion. **Any proposed bylaw changes will also be discussed and moved to the Annual Meeting for a vote of the Association.** (Amended @1994, 1998, 2005 Annual Meeting)

**PASSED WITHOUT AMENDMENT.**

**H. Section 3.9.1**

**1. Original**

The Nominating Committee shall prepare a slate of nominees to be presented at the Annual Meeting. The slate shall consist of nominees for the following: Trustees and members of the Nominating Committee. Nominations from the floor shall be permitted after the report of the Committee. (Amended @ 1991, 1998, 2006 Annual Meeting)

**2. Section 3.9.1**

The Nominating Committee shall prepare a slate of nominees to be presented at the Annual Meeting. **The slate shall consist of nominees for any open elected positions.** Nominations from the floor shall be permitted after the report of the Committee. (Amended @ 1991, 1998, 2006 Annual Meeting)

**PASSED WITHOUT AMENDMENT.**

**I. Section 11.8.10**

**1. Original**

There will be parking facilities in the Park only for cars, small trucks and motorcycles. Parking for all other vehicles (trailers and RV's under 23 feet) shall be limited to FOUR (4) spaces in an area or areas designated by the Executive Committee, and allowed on a first-come, first-served basis. Otherwise, RV's may park near the unit of their owner while (1) the RV is actively being loaded or unloaded, (2) for a 72-hour period to load immediately before or immediately after a trip. There will be no parking of boats. No unregistered vehicle is allowed in the Park. Vehicles in parking lots must be moved within 24 hours of the end of a snowstorm to allow for thorough plowing of the lot. The Executive Committee has

the right to tow a vehicle that has not been moved within 24 hours. The cost of towing will be paid by the Unit Owner. (Amended @ 1991, 2000, 2011, 2015 Annual Meeting)

## 2. Proposed

There will be parking facilities in the Park only for cars, small trucks and motorcycles. Parking for all other vehicles (trailers and RV's under 23 feet) shall be limited to FOUR (4) spaces in an area or areas designated by the Executive Committee and be **approved by the Executive Committee for one year. Spaces may be approved for additional years annually by the Executive Committee.** Otherwise, RV's may park near the unit of their owner while (1) the RV is actively being loaded or unloaded, (2) for a 72-hour period to load immediately before or immediately after a trip. There will be no parking of boats. No unregistered vehicle is allowed in the Park. **If a vehicle appears to be unregistered, the Unit Owner will be given a notification in writing of a time limit to update the registration and provide proof to the Executive Committee. If the time elapses without the necessary registration, fines will be assessed.** Vehicles in parking lots must be moved within 24 hours of the end of a snowstorm to allow for thorough plowing of the lot. The Executive Committee has the right to tow a vehicle that has not been moved within 24 hours. The cost of towing will be paid by the Unit Owner. (Amended @ 1991, 2000, 2011, 2015 Annual Meeting)

## 3. Discussion

**MOTION TO** add the words "notification in writing of a " after "If a vehicle appears to be unregistered, the Unit Owner will be given a".

**PASSED.**

Amended version:

### **Section 11.8.10**

There will be parking facilities in the Park only for cars, small trucks and motorcycles. Parking for all other vehicles (trailers and RV's under 23 feet) shall be limited to FOUR (4) spaces in an area or areas designated by the Executive Committee and be **approved by the Executive Committee for one year. Spaces may be approved for additional years annually by the Executive Committee.** Otherwise, RV's may park near the unit of their owner while (1) the RV is actively being loaded or unloaded, (2) for a 72-hour period to load immediately before or immediately after a trip. There will be no parking of boats. No unregistered vehicle is allowed in the Park. **If a vehicle appears to be unregistered, the Unit Owner will be given a notification in writing of a time limit to update the registration and provide proof to the Executive Committee. If the time elapses without the necessary registration, fines will be assessed.** Vehicles in parking lots must be moved within 24 hours of the end of a snowstorm to allow for thorough plowing of the lot. The Executive Committee has the right to tow a vehicle that has not been moved within 24 hours.

The cost of towing will be paid by the Unit Owner. (Amended @ 1991, 2000, 2011, 2015 Annual Meeting)

**PASSED AS AMENDED.**

**J. Section 11.8.16**

**1. Original**

There are normally two (2) community tag sales per year. Individual tag sales, moving sales on other dates are prohibited. However, in the case of moving sales the homeowner is responsible for gaining approval from the EC and controlling traffic and parking. (Added @ 1999 Annual Meeting, Amended 2014 Annual Meeting)

**2. Proposed**

**Individual tag sales on other dates are prohibited except during community tag sales. If a Unit Owner is moving and wishes to hold a moving sale, the Unit Owner is responsible for gaining approval from the Executive Committee and the Unit Owner is responsible for controlling traffic and parking.** (Added @ 1999 Annual Meeting, Amended 2014 Annual Meeting)

**3. Discussion**

**a) MOTION TO** delete the words “Individual” and “on other dates” from the first sentence. **PASSED**

Amended Version:

**Tag sales are prohibited except during community tag sales. If a Unit Owner is moving and wishes to hold a moving sale, the Unit Owner is responsible for gaining approval from the Executive Committee and the Unit Owner is responsible for controlling traffic and parking.** (Added @ 1999 Annual Meeting, Amended 2014 Annual Meeting)

**PASSED AS AMENDED**

**K. Section 11.5.1**

**1. Original**

ALLOWED TO LIVE IN A UNIT IN THE ABSENCE OF THE OWNER IS THE SPOUSE, SIBLING, CHILD OR PARENT OF THE OWNER; OR, THE DOMESTIC PARTNER OF THE OWNER, AS DESIGNATED BY A SIGNED AFFIDAVIT FROM THE OWNER. ANYONE ELSE LIVING IN THE UNIT WHEN THE OWNER IS NOT CONTINUOUSLY RESIDING IN THE UNIT IS CONSIDERED TO BE A TENANT. (Amended @ 1996, 2011 Annual Meeting).

(1) (Deleted @ 1996 Annual Meeting)

(2) No Unit shall be rented for more than six months in a single twelve month period. (Amended @ 1993, 1994, 2008, 2011 Annual Meeting)

However, to allow for hardship situations, Unit Owners may, with PRIOR NOTIFICATION to the Executive Committee, rent for twelve consecutive months. This twelve-month rental must be followed by a twelve-month period of not renting the Unit. In succeeding years, rentals of six months in a twelve-month period are again allowed. No unit owner may declare a hardship situation and rent for twelve consecutive months more than once in any four-year period. (Amended @ 1993, 1994, 2008 Annual Meetings)

2. Proposed

**Section 11.5.1**

ALLOWED TO LIVE IN A UNIT IN THE ABSENCE OF THE OWNER IS THE SPOUSE, SIBLING, CHILD OR PARENT OF THE OWNER; OR, THE DOMESTIC PARTNER OF THE OWNER, AS DESIGNATED BY A SIGNED AFFIDAVIT FROM THE OWNER. ANYONE ELSE LIVING IN THE UNIT WHEN THE OWNER IS NOT CONTINUOUSLY RESIDING IN THE UNIT IS CONSIDERED TO BE A TENANT. (Amended @ 1996, 2011 Annual Meeting).

(1) (Deleted @ 1996 Annual Meeting)

(2) **Unit Owners may, without PRIOR NOTIFICATION to the Executive Committee, rent their units without time constraint on the length of the rental.**

**FAILED**

XII. Review and Vote on Slate of Officers

As there were no nominations from the floor and no contested offices the **MOTION** was made to elect the entire slate of nominees. **PASSED.**

The newly elected officers are:

- VICE PRESIDENT: Tryna Hope
- FINANCE OFFICER: Darcy Johnson
- PROPERTY OFFICER: Wil Morin
- MEMBER AT LARGE 1 (to complete unfinished term): Dennis Tarpey
- MEMBER AT LARGE 2 (full 2-year term): Laura Wallis
- PROPERTY COMMITTEE:

Patricia Althea, Judson Brown, Colleen Byrnes, Joni Sexauer

- NOMINATING COMMITTEE:

Fred Cohen, Ali Keehn, Kandy Littrell

XIII. **MOTION** to Adjourn. **PASSED.** Meeting adjourned at 11:59 AM.