

SPECIAL MEETING OF STSFHOA

ADDENDUM TO THE MARCH 13TH MINUTES

Special meeting called to discuss a covenant violation. Community members present were given the opportunity to ask questions/speak to the board before the executive session began.

Board Members present: Ted Johnson, Blake Rochelle, Kim Overton, Rowena Seaman, Lizzie Bailey, Brian Sorrell, Tricia Sorrell

Questions/comment from community members:

1. What is the progress on the new bylaws?

Answer: reviewing current best practices. There are currently 5 total associations, so working to determine the proper relationship. There must be a 66% yes vote to change the bylaws.

2. Is it possible to change the bylaws without taking into account the Virginia Statutes?

Answer: No. We are following the original bylaws adopted, and need to follow a current amendment process to make changes. Can be cumbersome.

3. When will a draft copy of the new bylaws be available for viewing?

Answer: There is a committee going through the old bylaws. Then recommendations will be made in conjunction with our lawyer. Then a draft will be presented to the community.

4. Will there be something in the new bylaws to address yard maintenance?

Answer: We already have the Architecture Review Board in place. If we can get the bylaws changed, there could be more authority by the review board to act on violations.

5. If there is a review board in place already, who do you contact with concerns?

Answer: Any board member, or Pierre Forget at Berkeley Property Management

There were no additional public comments/questions. Ted Johnson called to adjourn to a special meeting of the board, and requested that anyone who did not receive an invitation to the special meeting should leave the clubhouse at this time.

Ted Johnson made a motion to enter executive session to discuss covenant violation #2017001. Brian Sorrell seconded. Unanimous vote by the board.

Brian Sorrell motioned to end the executive session. Tricia Sorrell seconded. Unanimous vote by the board.

Brian Sorrell made a motion to take the administrative action discussed to resolve the covenant violation. Lizzie Bailey seconded. A unanimous vote by the board put the recommendations in affect. Pierre will draft the letter to the Homeowner with the steps to resolve the matter.

Brian Sorrell made a motion to implement the recommendations presented in the March 13th STSFHOA concerning collection action towards homeowners in arrears of association dues. Rowena seconded. Unanimous vote to adopt the recommendations presented by Pierre Forget and the attorney.

Rowena Seaman motioned to adjourn the meeting. Seconded by Brian Sorrell. Unanimous vote.