

SPECIAL MEMBERSHIP MEETING MINUTES

November 12, 2016 6:13pm after potluck supper

Accepted 9/16/17 by Membership
Attested to by Secretary



Convened

The Special Membership Meeting was convened at 6:13pm. All 8 Board members were present, and 24 Member households remained after the pot luck supper

Park Rules Modifications

Section 5 Buildings & Structures, Rule # 4d Metal utility buildings

Continuing the discussion of rules changes, and picking up where the 2016 Annual Membership Meeting had reached an impasse regarding allowing metal sheds. Four separate motions were made that specified: 1) Board approval is required; 2) Must be able to be maintained according to park standards of attractive appearance; 3) Metal utility buildings must be maintained so as not to rust, and must be erected on an approved pad/base; 4) If approval is not obtained prior to any construction, the structure will be dismantled at the homeowner's expense. Each motion was seconded and passed, with only proposal #3 receiving 1 opposing vote.

Section 6 Sites, Rule #7 Fences

When discussing the permission of chain link fences, there was a question as to whether this would affect the "no perimeter fences" rule. A: Mike M explained that this change was not affecting any other rule regarding fences, merely that chain link fences would be allowed. Q: Doreen Scovil (8 Dogwood) asked if chain link fences would be allowed at the front of a lot. A: Jeff M and Mike M explained that the Board is still required to approve all fences, including location, size, materials and design. The motion passed unopposed.

Section 7 Vehicles, Rule #4 Driveway extensions

When discussing this rule modification, all were reminded that the current rule has always stated that driveway extensions must be maintained. Requiring an extension permit to be on file will not change the maintenance requirement. It was noted that "re-grind" is to be added as a suitable materials, and "sand" is to be removed as a permitted material. Donna spoke about the illegal parking situation going on around the park. Doreen suggested that all incoming interviewees be apprised of the parking rules, so that they won't buy the home if there isn't enough parking. Ron Scovil mentioned that if folks have children, those children will grow up and be drivers, and then there is no room for extra cars. Several members asked if they will be required to request a new permit going forward. A: Yes, so that the lot files can be updated, showing which lots have a valid extension. Motion passed.

Section 7 Vehicles, Rule #5a ATVs and motor scooters

When discussing this rule change, Diane Bokum (174 Redwood) said that she has been seeing a 3-wheeled ATV speeding around her corner. Jeff replied that the police will come and address the issue if they are called, but this is the first time BOD members were hearing of it. Joe Goguen (37 Chestnut) asked if ATVs will only be allowed to ride to the Bartlett Shed. A: explained that the purpose of allowing ATV's would be for doing yard work around the park, and hauling yard debris to the Shed. Possibly for doing some maintenance around the park. But all speeding and noise rules will still apply, and the Board can prohibit any ATV that is unregistered, noisy, unsafe, or the subject of any complaint by any member. The motion passed unopposed

Section 7 Vehicles, Rule #9 Utility trailers

The discussion to allow utility trailers focused on the size, purpose, location, and appearance of the trailers. Rick Webb (114 Redwood) argued that utility trailers should be allowed for storage of items for up to 15 days, as sometimes residents are moving or constructing, etc. It was specifically noted that certain items may never be stored in a utility trailer: trash, hazardous materials, items that can rust. The motion passed unopposed

Section 7 Vehicles, Rule #10 Recreational vehicles

Several residents discussed their concerns about allowing seasonal recreational vehicles on lots, in the same way that boats are permitted during the summer. Rick Webb asked why boats can't be parked on lots all winter. A: Typically there isn't enough driveway space, which is already a concern with vehicles. Ron Scovil suggested that parking snowmobiles at the lots for the winter would be the same as parking cars on the grass. There was concern that the storage area has been experiencing vandalism. The motion passed with 1 opposed

Section 8 Pets, Rule #6 Cats

Several members complained and asked why even bother to change the rules governing cats. A: Population control of cats is a big issue now, as some residents are finding their gardens and outdoor living spaces being violated. Dog owners must control their dogs, so cat owners should as well. Motion passed with 4 opposed

Section 8 Pets, Rule #7 Limit to number of pets

A motion was made to limit the number of dogs per household to 2, but it was opposed. Three dogs per household passed, with 1 opposed. The motion to restrict the number of indoor cats was opposed, and the motion to restrict any current household with outdoor cats to "2" was deleted from the motion with 2 opposed. Any household with outdoor cats (currently) may keep them, but they are not to be replaced with outdoor cats going forward. Rick Webb expressed concern that it would be difficult to identify cats, as to owner, and as to when they joined the community. Passed with 1 opposed.

Section 10 Liability, Rule #10 Cooperative held harmless

Clarified the definition of "homeowner property" after the last Annual Meeting reached an impasse in the wording, as to who is responsible in the event of accidents/damages. Passed with none opposed.

Members were reminded to look for the new set of Park Rules to be delivered to their homes before the effective date, and to review them for the most current information.

Adjournment

Liz moved to adjourn at 8:13pm, seconded by Jeff. The Special Membership Meeting was adjourned at 8:13pm