

## 7<sup>th</sup> Tee HOA Board and Member Meeting

June 15, 2023 - 4:30pm

Held at 3585 Clubheights Drive

Minutes

Attendees

Bruce, Michael, Mary, Blaine, Brooks, Val, Amy, John, Rollie

Michael opened the meeting- focus on resolving any items for submission to the attorneys to produce the final draft documents for a vote of the members, with the goal and hope that we could achieve unanimous approval of the updated documents.

The review of 7<sup>th</sup> tee HOA document items sent to all members for this meeting was shared as the basis for discussion on each item.

The appeal of board decisions process was discussed.

Here it is for reference: Bruce read it to the attendees.

Board Decision Appeal Process

*The member who wishes to appeal a Board decision would be required to submit a written or emailed appeal request to all members of the HOA, seeking their input and position on the issue/item at hand. If 8 members support the reconsideration of the issue/item by the Board, the Board would revisit the issue/item and respond to the membership accordingly. If 8 members oppose the Board response/position, then the appealing member's request would be approved by the HOA according to a vote with 8 members in support.*

Mary – cited the size of the HOA and support for the appeal process

Michael – shared Celeste's and other input he has received

Blaine – talked about turnover in the HOA and future members potential effect/position

Brooks – shared concerns about the process and how it could open the board to significant challenges

Rollie – expressed the need to get the documents to the vote asap

Blaine- appeals process enables too much issues/items to appeal – no expiration dates –

Appeal process only on items/issues where the board denies/rejects the item was suggested

Time for initiating the appeal process was discussed – a limit to 7 days after notice to the member who requested the item

*This process is only available for any issue/item which is denied or rejected by the board. The appeal process must be initiated by the member within 7 days after the notice of the decision is delivered to the member.*

Mary moved and Brooks seconded the above- passes 4-1 - Rollie voting no

The communication policy was taken up – Bruce read the original draft version and attorney’s proposed version and placement in the documents

Discussion focused on the risk of inclusion of the rigid draft policy in the declarations and the potential challenges to any action based on compliance with the time frame outlined

Discussion also reviewed the time needed for board decisions based on action requested by a member – the difference between an immediate maintenance issue and a request for significant project requiring more time to consider and process. Additional policy can be developed by following the attorney’s recommendation and will be included in the rules and regulations to be developed by the board. These are typically considered at the annual meeting.

Rollie moved and Brooks seconded approving the communication policy recommended by the attorneys in the Architectural Guidelines section

Approved 5-0

Meeting adjourned at 5:20