

Minutes of the Special Meeting of the Directors
of the Lee's Crossing Homes Association
November 9, 2017

Directors present were David Burke, Melissa Drehs, Erroll Eckford, Joe Fenton, Angela Ford, Walt Walker and Jason Waters.

Also present was Jay Lazega (counsel for the Association).

The meeting was advertised to the owners by email on October 21, 2017 and by the November 2, 2017 newsletter. The email included both an explanatory letter from our attorney and a copy of the proposed amendment (both were also posted to the website). The purpose of the meeting was for the Directors to present details about the proposed amendment and to receive input from owners about the same. Approximately twenty five owners were present in addition to the Directors.

Erroll Eckford delivered a Powerpoint presentation to those in attendance about the proposed amendment and about the method to amend the covenants. After the presentation, Erroll took questions.

The proposal regarding initiation fees provides that new homebuyers would pay an initiation fee equal to the general assessment (currently \$375) (information - in the last 12 months, 32 home sales were closed in the neighborhood, and such fees would have generated about \$12,000) Some present proposed increasing the annual general assessment, rather than adding an initiation fee. One person indicated she was a manager for a realtor, and that initiation fees were objected to frequently by homebuyers. Another person wanted to know for what the money would be used. Erroll answered that the money would be used to build capital reserves and reduce the pressure to increase assessments. Jay Lazega answered that such initiation fees were commonplace and, in his experience, did not discourage sales . Another person asked if the Board could post current financial statements on the website. Walt Walker, as Secretary, answered that those could be included in the future with the minutes.

The proposed parking amendment is to clarify that common and customary pickup trucks are not prohibited. While this provision was otherwise without objection, one person complained that we are not adequately enforcing the current prohibition regarding commercial vehicles, and also thought we are not enforcing provisions regarding repairs and maintenance of properties. Erroll answered that numerous letters are sent each month to violators and that, for reasons of privacy, the details of such letters are not published.

The proposed leasing restrictions are to encourage the neighborhood to remain primarily owner occupied. The amendment would limit future leasing to 35 homes (plus whatever additional permits are needed for hardship). The proposal also requires landlords to screen their tenants and makes them more accountable for their conduct. Most of the feedback was positive. Some questioned why we chose to require that only those leasing at least nine months prior to the effective date would be grandfathered. Jay Lazega answered that this was to avoid fraudulent leases created to obtain

grandfathered status. One person suggested that the provision be changed to allow grandfathering for leases executed before the notice date of the proposed amendment (October 21). Other persons asked that special provisions be included regarding the termination of leases due to military transfers and for the granting of hardship permits for owners who are subject to military transfer. One individual questioned whether the fees would be adequate to cover the cost of hiring a leasing manager. One person suggested that the time period regarding the submission of leases to the Board prior to execution be shortened from 14 days to 7 days. One person had asked by email that the grounds for termination of lease permits or grandfathered status be better defined. Another person had asked by email that the amendment include that the Board must act in good faith regarding the issuance of hardship permits. One person asked that the amendment be changed so that landlords must sign an affirmative statement that the required screening of tenants did not find any prospective tenants to be convicted felons or persons on the sex offender registry. Lastly, one person thought the leasing cap should be reduced to the number of current leases (mid 20s).

To the general agreement of the owners present, several persons suggested that each part of the amendment should be voted on separately.

The Directors indicated that all suggestions would be considered as further revisions to the proposed amendment are made. Such changes will be published via email and also on the website, and the individual Directors will be available for further questions.

Noted in the presentation was that the final amendment language would be approved by the Board at the regular December 12th meeting. Also, consent forms would be included in the 2018 Assessment Notice.

Lastly, several owners thanked the Directors and our attorney for the work on these issues.

There being no further business, the meeting was adjourned.

Walt Walker, Secretary