

MINUTES
LEGAL AND COVENANTS COMMITTEE
OCTOBER 17, 2011

I. The meeting was called to order by Ed Plummer

II. Approval of Minutes

There were no minutes of the May 2, 2011, re-organizational meeting to approve. Chairwoman Joy Kim was absent due to family emergency.

III. Attendance: Jim McCauley, Lucy Modrak, Jean Herr, Marilyn Hodge, and Ed Plummer

IV. HOA Policy Change Re Sales to 50-54 year olds

Ed Plummer reported that the HOA lawyer changed his opinion on the interpretation of HOA Declarations and the Board is now promoting the sale of up to 20% of dwellings for occupancy by 50-54 year olds. Condo Governing Documents do not have their own age policy provisions, referring instead to the HOA Governing Documents.

V. Review of draft Rules and Regulations, dated 09/24/11

The changes in red were reviewed item by item. Minor changes were made to:

- Page 11, III.B.5 – delete “interior” from first line
- Page 12, III.C.2 – a & d edited to combine the paragraphs and eliminate the word “laminated”. [*The section heading “C. Floor Coverings” contains a typo; the section letter should be “D”*]
- Page 12, III.E. – warning about catch pans added
- Page 13, III.G.8 – in last line, “©” symbol corrected to the letter “C”.
- Page 20, IV.O – edited to apply to deliveries as well as moves

Ed will edit master document to incorporate the changes.

VI. Current Violations

- A203 – plants overgrowing railing, but no longer an issue with change to cold weather
- B113 – planter outside of railing and hanging plant beyond plane of building – *resident corrected violations after receiving notice of violations*
- B203 – Decoration on floor in hall – *removed after receipt of notice of violation*
- B205 – Turtle decoration on floor in hall and oversize dog – *resident removed turtle upon receipt of notice of violation. With respect to dog, committee felt that the notice of violation should inquire about the dog and then committee could consider response. Response received and to be considered at the January meeting.*

VII. New Business – none

IX. Next Meeting – at call of chair

X. Adjournment - the meeting was adjourned at 3:45 P.M.

Respectfully submitted,

Edwin Plummer