

Date: 14-Nov-2005
Re: 6-Oct-2005, Notes of the Community Meeting
at M & M Little's to continue review of the proposed Covenant's.

Attendees

Jim and Rebecca DeVaney
Darold and Marilyn Doell
Alec Reid and Vicky Fisher
Mike and Maria Little
Jay O'Donnell
Knut Ringen

This second meeting open to all Seahurst West community members was held on 6-Oct-2006 for the purpose of continuing discussions on new covenants. A meeting agenda was proposed, and it was agreed that the focus of the evening's discussions would be governance, as previously planned.

Knut pointed out that much of the committee's draft was based on review of other covenants, and that language was added to bring clarity that was missing in the current covenants. Maria was concerned that committee language suggested an association, particularly the governance section, and asked if we should be reviewing it versus starting with new language. Jay suggested that some morphing of the two approaches (committee's and Mike's) might be possible. Vicky suggested for the meeting we focus on governance issues, so we proceeded to review sections 7 and 8 from the committee's draft.

Discussion of Voting Rights, Section 7:

The voting rights section of the committee's covenants draft was discussed. Paragraph 1, "Decisions affecting the addition..." was scratched as it could be shifted to other sections of the document.

Voting rights paragraph 2, "Each of 17 lots has one equal vote..." was accepted with the caveat that "the Addition" be defined elsewhere in the final covenants as being "owners of real property in Seahurst West". Mike and Maria continued to make the point that we are not an association and that any language that called out "the addition" or "Seahurst West" needed to go as such things didn't exist. There was much discussion on how exact one had to be to avoid the implication that we are an association.

Voting rights paragraph 3 discussed and agreed OK if re-written as "Owners of a lot may grant proxy to a third party provided that such third parties can document a written grant of proxy".

Discussion of Meetings of the Addition, Section 8:

Mike felt that this section was too wordy, and could be replaced with a 7-line paragraph, and that the community has been working for 30+ years with a very informal operating principle. Jay felt that Mike's approach was too vague and lacked any notice provisions,

which was needed if meetings were being held where decisions on spending community money were involved. Knut felt that this section could be simplified, but was needed.

The following were agreed upon:

- Section (8.a): Mike didn't like the idea of a formal Annual Report, and wanted to prune the list of items in the "annual report" to only include 10.b.iii.2, 3, 4. What constitutes an annual report (section 10.b) was discussed. Reference to section 7(c) was removed.
- Sections (8.b, c): Simplified to "Any lot owner can call a community meeting at any time". Decided to remove the board from the "if to call a meeting" decision process. Also agreed that if a meeting involves issues affecting all lot owners that advance notice including time, place and agenda be provided.
- Section (8.d): Much discussion here. Agreed that whoever calls the meeting can lead the meeting, and to scratch 8.d.i. Agreed that meetings need an agenda defined by the caller of the meeting and that minutes need to be taken and kept by the board's secretary with easy access for the community. General agreement on the idea that we need to define how many lot owners are needed to vote in the affirmative for what class of decision. The definition of what constitutes a quorum for what kind of decision class was discussed. If the number of lot owner votes was defined for all issues, a quorum would not be needed. Discussed the idea that additional agenda items can be added to the meeting, which Jay objected to as it could result in items being put to the community for vote without notice.

The meeting concluded after 2+ hours. Maria suggested adding Mike to the committee and Mike suggested that the committee decide if they wanted him to join. The committee agreed to meet again 10-Oct do review progress with the community and consider the proposal that the committee include Mike Little.

Jay O'Donnell, note taker