

Call to order at 6:05pm

Present: Mark Holmes, Randy Rose, Gerry Phillips, Larry Brassem, Derek Cole

Treasurer's Report– skipped due to absence of Treasurer and/or report

General Business

1. Set up our annual meeting and time
 - a. Time set for Nov 16, 6 - 8:00 pm, at the Louisville Community Center (pending confirmation of reservation)
 - b. Gerry to make the reservation
 - c. Basis of the date
 - i. Annual meeting has been held in October or November
 - ii. At least 60 days notice needed for voting on updating the quorum requirements (see #3)
2. Dues- possible increase for 2023
 - a. Proposed to increase the annual dues from \$150 to \$200 to give more working capital for the fence improvement
 - i. Moved by Mark, seconded by Gerry
 - ii. Motion passed 5-0-0
3. Changes to the quorum requirements
 - a. Problem: a quorum of 50% of the homeowners is required for any business.
 - i. This is 51, based on 101 homeowners
 - ii. Currently, we are challenged to get more than 30%
 - b. Proposed way ahead: reduce this to 25%
 - i. This will require 66% vote of homeowners to update the by-laws, which is 67 homeowners
 1. Art II, Sect 2 will be updated
 2. Voting requirements are per Art VII, Sect 3
 - c. Next steps
 - i. Derek to draft proposed letter and voting form
 - ii. Email coordination to also ask if Ellen can
 1. Mail to homeowners and
 2. Include a Self-addressed stamped envelope
 - iii. Due date to be early October, to allow for follow-up with any homeowners not voting
4. Any of us retiring?-- Currently no at present. We agreed that if possible, any changes to membership should wait until after the quorum change, at least
5. Annual picnic– we had discussed a date in September, but we are likely too late at this point. Also, there is no one willing to lead the effort
 - a. This is a potential topic for the Annual meeting– what would people like?
6. Fence repair of the east entrance replacing posts

- a. Randy looked at it, and it did appear wobbly. It may be aggravated by the homeowner piling dirt on the post.
 - b. Recommended repair– shore up the post. Cost projected to be less than \$300
 - c. Motion: Randy to supervise repair and submit invoice for reimbursement.
 - i. Motion passed 5-0-0
 - ii. Additionally, Homeowner to be advised that future actions causing disrepair will result in the homeowner being liable
7. Web: updates are on hold, as Sam is having issues with his residence.
8. Restrictions on Rentals
- a. From the discussion with the lawyer, we have options for restricting the number of units that are rented
 - b. Any restrictions would require homeowner voting and an update to CC&Rs
 - c. Potential scenarios could be discussed at the annual meeting. The common concerns usually involve decrease in property value and/or transition of the neighborhood to a primarily rental neighborhood
 - d. Note that Louisville already has rules against short-term rentals of less than 30 days.
9. Follow-up with lawyer
- a. The lawyer had offered to do an update to the CC&Rs and other documents. Estimated cost was \$10K
 - b. Proposed way ahead is to review CC&Rs in-house, use the annual meeting to look at any updates, and then re-engage the lawyer as needed

Meeting adjourned at 7:05 pm