

Villas of Babcock (Summerwind) Special Member

Meeting Minutes

October 18, 2014

I. Call to order

Melissa Martinez-Carrasco called to order a special member meeting of the Villas of Babcock (Summerwind) HOA at 915 am on October 18, 2014.

II. Roll call/Quorum Determination

The following directors/officers were present: Monica Moreno, Karen Mueller, Melissa Martinez-Carrasco & Angela Casas.

It was determined that a quorum of members were present at Prue Road Substation, via WebEx and by proxy.

III. Review of Proposed Bylaw Changes

a. The following updates were discussed summarily and approved by majority vote of the membership.

- Update of DEFINITIONS as required by House Bills passed
- Update of 3.01. Principal Office as Association no longer has an office of Fredericksburg Road
- Remove requirement to coordinate with adjacent subdivisions in 4.01
- Update 4.03. Annual Meetings as required by House Bills passed
- Update 4.05. Notice of Meetings as required by House Bills passed
- Update 5.04. Election and Term of Office to allow for up to 5 Board Directors and to stagger terms so that no more than 2 directors are replaced during each election; remove dated sentence.
- Update 5.04 and 5.13. Election and Term of Office as required by House Bills passed and stagger of terms
- Update 5.05. Vacancies as required by House Bills passed
- Update 5.06 Removal of Directors as required by House Bills passed
- Update 5.08. Regular Meetings as required by House Bills passed
- Update 6.01 Designation to removal provision allowing the offices of Vice President and Secretary to be held by the same individual
- Update 7.03 Interested Directors and Officers as required by House Bills passed
- Update 8.01 Amendment to Bylaws as required by House Bills passed

IV. Review of Proposed Declaration Changes

a. There were no proposed changes to the Declaration.

V. Open Forum

Extensive discussion occurred about non-profit, 528 and 501(c)4, rental restrictions and what is outlined in the law and what is being proposed with our new resolution. Some discussion also occurred regarding the single family restriction in our governing documents. Discussion then ensued about parking and enforcement of neighborhood rules. Discussion then shifted back to rental restrictions and when the applications would be available. Also, some discussion about the upcoming point system that would be used to determine approvals of applications and what types of things it would focus on. Question was raised about who is responsible to educate buyers. It is the responsibility of the title company and current owner but when the HOA is aware we go out of our way to attempt to ensure the prospective buyers are aware of rules/regulations in our deed-restricted community.

VI. Adjournment

Melissa Martinez-Carrasco adjourned the meeting at 11 am.

Minutes submitted by: Karen L. Mueller, Secretary