



## LaCrosse Homeowners' Association

SPECIAL MEETING - November 24, 2020

6:30pm – Virtual Meeting

### MEETING MINUTES

#### Call to Order

President James Curtis called the meeting to order at 6:33pm via virtual Zoom.

**Roll Call**– Performed by Janet Hill with name and address verified of 29 attending homeowners.

**Proof of notice of meeting or waiver of notice**- Attorney authored Homeowner and Lien Holder (individual mortgage companies) Notice mailed to each lot owner and Mortgage Company was screen shared with meeting attendees.

**Proof of Quorum/Discussion of 4<sup>th</sup> Amendment to Declaration**- Why change our governing documents? This is an involved process, but critical to move forward as a Homeowners Association (HOA). We were established in 1999 and Laws have changed leaving the BOD enforcing governing documents that are against Federal, State and City laws. This issue has been discussed by prior boards and the need to update was passed with a unanimous vote by the board on October 29, 2017. The board has been working on the governing documents since this time with legal counsel from Barker Martin P.S., and the amendment is now ready to present to the association.

According to our current Declaration we require 70% of 123 homeowners to approve any change (87 out of 123). Based on association trends with uninvolved homeowners and rental properties with absent homeowners, our legal counsel has advised to reduce the voting threshold for CC&R and Rule & Regulation to 60% and Bylaw to 51%.

It is difficult to get any necessary changes or updates made to our documents at the 70% threshold due to homeowner participation. It was discussed that 15% of our current homeowners use their homes as rentals, do not reside in LaCrosse, a number are out-of-state and are disengaged. Another large percentage of homeowners are uninvolved and opt out of any votes for updates or required changes for the betterment of our neighborhood and keeping home values at their highest.

One homeowners in attendance brought up and stressed that she wants to ensure inclusiveness in the change process and the possibly of separating the 2 percentage changes where the CC&R/Rules & Regs change would be 60% and Bylaws 51%. Discussion ensued on following our legal counsel and what must be done to create these changes legally. Currently

without this amendment vote passing, our hands are tied on any change what-so-ever and we are unable to move forward.

Another homeowner mentioned that CC&Rs/Rules &Regs affect us daily and our property values. He wanted to ensure that the HOA and individual homeowners had a percentage that was high enough to support any changes.

Other clarifying questions were answered during further discussion. It was decided it would be good to have another informational meeting before the final voting for this amendment closed.

**Call for vote-** It was decided by the group in attendance that voting still needed to be in written form to have proof of each vote should any vote come into question later in the process. The meeting was not being recorded.

### **Adjourn**

Motion to adjourn by James Curtis; seconded by Michele Williams; meeting adjourned at 7:17pm.