



LaCrosse Homeowners' Association

SPECIAL DOCUMENT MEETING – December 1, 2021

Virtual Document Meeting Regarding CC&R, Rules, Regulations & Guidelines and Bylaws

MEETING MINUTES

Call to Order

President James Curtis called the meeting to order at 5:03pm via virtual Zoom.

Purpose of Meeting

To review and introduce the updates to the CC&Rs, Rules, Regulations & Guidelines and Bylaws to the LaCrosse community homeowners and answer any questions.

Discussion

Presentation led by James Curtis. Started with the introduction of board members present (James Curtis, Buddy Sliva, Shelly Percich and Michele Williams).

The start of the presentation included the definition and purpose the documents and what each document does for the Homeowners Association. This was followed by a brief history on how the documents were adapted and modernized from the builder documents written in 1999 and 2000. This process was done over 3 years with a committee and the help of an attorney from Barker Martin to ensure adherence to current state laws and statutes.

The first amendment happened on December 19, 2020, with Homeowners amending voting modifications from 70% vote needed to make document changes to 51% vote for approval of Bylaw changes and 60% vote for approval of CC&R changes. The Rules, Regulations & Guideline updates are voted on by Board members.

The discussion went on further to cover a review of documents and what was included in the Bylaw and CC&R documents. It covered definitions, budgets based on 123 homes, common practice vs preferred practices, as well as defining leases, rentals and timeshares. Further defining language in the documents include common areas, jointly owned easements, stormwater systems (city owned) and fences. Language has been cleaned up in the new documents and brought up today's standards. We would like to see the ARC Committee grow

with more community members and define the procedure for property updates and changes requested by Homeowners.

Documents outline the budget process with guidance from the reserve study as well as audits on our budget and foreclosure authority of the association.

Twenty percent or more of the residents together or the Board can propose amendments to our LaCrosse documents. After a change is proposed, it would take a 60% vote of the Homeowners to pass a change to our documents.

There was a pause several times during the presentation to ask for questions and possible need for clarification. During one of these the purpose of the Bylaws was clarified. This document is to guide the Board and membership in the HOA including membership rights, meeting notice, attendance, voting procedures, directors and positions, compensation, committees and delegation of duties among other things.

Copies of the proposed new documents are on the Lacrosse website and a vote requested via email scheduled to end on December 6, 2021. This now as been changed to residents receiving a copy of the proposed documents via the posted mail and a later end date will be scheduled for voting the approval of the new documents.

Adjournment

Meeting adjourned after a final request for any questions by James Curtis at 5:56pm.