

# **Laurel Ridge Homeowners Association Annual Meeting August 27, 2019**

**Purpose of the Meeting:** Annual meeting of the Laurel Ridge Homeowners Association members

**Call to Order:**

President David Eachus called the meeting to order at 4:38 PM in the pavilion at LRCC.

**Proxy, Attendance and License Plate Reader Vote**

	# Of Lots	License Plate Yes	License Plate No	No Vote
Lots by Proxy	108	30	76	2
Lots by Attendance	12	2	10	
<b>TOTALS</b>	<b>120</b>	<b>32</b>	<b>86</b>	<b>2</b>

**Minutes of the 8/28/2018 Annual Minutes:**

Chuck Wilson moved that the minutes be approved as read. John Mitchell seconded the motion. The motion passed.

**Old Business:**

**License Plate Reader:**

David Eachus explained that the information gathered from the license plate reader would go straight to the police station. Jack Korber asked why the license plate reader was still being discussed when the proxy vote indicated minimal interest such a device. He made a motion to not pursue the acquisition and installation of the license plate reader. Susan Smith seconded it and the motion passed.

**HOA Website:**

David Eachus reported that the website contains information that people ask for, e.g., realtors ask if potential buyers can raise farm animals. They also ask about cutting down trees. There are links on the website that go to the state and county.

**Treasurer's Report:**

The HOA is extremely solvent. The treasurer addressed the revenue and expense report, as well as, the proposed 2019-2020 budget. Members were provided a copy of the revenue and expense report and the proposed budget.

Chuck Watson moved that the Treasurer's Report be approved. Jane Camarata seconded the motion. The motion passed.

In 2020 it will be decided if dues will continue to be collected.

## **New Business:**

### **Nomination of Board Members:**

Lynn Prior nominated Chuck Wilson and Becky Nickol to serve on the 2019-2020 board. Ron Camarata seconded the motion. It passed.

### **Covenants:**

Jack Korber suggested that the current balance in the bank account should be spent on legal fees to enforce the HOA covenants. He stressed that the regulations need to be enforced.

David Eachus brought up the complaint about HOA members renting their residence short term. There was much discussion as to whether this constituted a business and if it was, indeed, against the covenants. Kathleen Korber stated that the owners had a legal opinion which stated they were not in violation of the covenant. David Eachus offered to seek a legal opinion from the HOA attorneys.

Jack Korber suggested reviewing and changing the covenant regulations. John Mitchell felt that the rental issue should be a separate issue from the review of the declarations.

Susan Smith asked if we are running a risk to the HOA by waiving a covenant. She moved that the HOA pursue getting a legal opinion regarding short-term rentals. The motion was seconded and passed. She asked that the results be emailed to the homeowners.

The question was asked, "How are you going to police and enforce the covenants?"

Dave Smith made a motion that an attorney render an opinion of our HOA documents regarding rentals of any kind and what constitutes a business. Chuck Wilson seconded the motion. It passed.

A motion was also made that the regulation against kudzu should be enforced. Susan Smith seconded it. The motion passed.

### **Adjournment:**

The meeting was adjourned at 5:26 PM.

Respectfully Submitted,  
Becky Nickol