

Ad Hoc Rules Review Notes
Tuesday, April 16, 2024

Present: Larry Hamilton, Phoebe Helm, Sheridan Hodges (chair), William Oren, Michael Parrie (board liaison), and Scott Turton (assistant property manager)

We discussed the following:

Email from Mariya Vitomska

- Suggestion about senior citizens needing help moving vehicles for the garage power wash
- The committee said if we do it for one group of individuals, then we should do it for everyone, which is NOT realistic
- The committee acknowledged that the Board can already waive power wash fees on an emergency, extenuating circumstance case-by-case basis
- The committee feels the topic of garage power wash is closed and will not revisit

Motorized Vehicle Policy

- We added to the title “Mobility Device”
- This appears to address disabilities and suspect it was written by the Board attorney
- We emphasize that this is for individuals with disabilities

Moves

- Added language of unscheduled moves and being subject to a fine

Occupancy

- This section cannot be changed because it contains language from the declaration

Pests, Insects, and Bed Bugs

- No changes
- Management said it keeps track of owners or residents who decline bed bug service
- Anyone who refuses inspections must pay for treatment if bed bugs appear
- We suggest the lease packet include a disclosure for bed bug under “landlord responsibilities” to ensure tenants comply
- Aegis Pest Control informed one committee member NOT to encase the mattress (but do encase the box springs), which conflicts with circumstance #4. Thus, we put “as recommended by the exterminator”

Pet Regulations

- We discussed the language as written in our declaration
- We discussed how animals such as bunnies, hamsters, fish, and birds are allowed (not explicitly stated but we understand to be true)
- We cleaned up the language

Estate Sales

- Management said we don't need language to address this as the current process works

Sales

- The intent to sell with a 30-day review period language has been cleaned up
- We ask Tim to review the timeline, as we believe we corrected it in the document, but want him to double check
 - When does the timeline start
 - It appears 2 and 3 are a part of 1
 - "Completed" – is that the forms or the sale – kind of confusing
- We removed the "Lease" term as Scott said the Sales and Lease Packet are two separate documents

Leasing Policy

- If owner passes away, there is a hardship application process to appeal to the Board
- It was shared about concerns of "fire sales" during distressed/low markets presenting a disadvantage to an owner
- We clarified short-term rentals of any length

Short-Term Rental

- AirBnB is an example, but we acknowledge there are others
- We changed the fine to a minimum \$1,000 to emphasize to owners that it will be a huge dollar amount, but wanted the flexibility to increase it in the future, so we added "minimum"

Service Animals

- This was written by the Board attorney, so we left this mostly alone

Smoking

- We left this alone; it was written by Larry and the Ad Hoc Noxious Odor Committee

Assessment Statements

- We clarified how to access or obtain these statements
- Danny Bravman also offers into on how this to new owners

We believe we have concluded our task and thus have not scheduled a next meeting