

**Oram Court Homeowners Association
Special Meeting
September 1, 2015**

Present: Betsy Bogdovitz, Stacy Marino, Larry Towner, Blake Jessup (proxy for Mary Bentley), Yolanda Witt, Olga Bridwell, Matt Tilly, Will Mitchell, Tim & Beth Mack

Not present – represented via proxy: Warren Augustus, Christy Tucker, Scott Williams, Chris Vaca

Total Owners represented: 12 of 20, representing a quorum of members.

The meeting was called to order at 7pm by Treasurer Larry Towner as board President Richard Schalij was not present at the meeting.

Stacy Marino read the agenda for the special meeting:

1. Engaging an attorney to advise OCHOA regarding limiting the number rental units and write an amendment to the bylaws
2. Maintenance concerns - property inspection, documentation and prioritization of a 5-year maintenance plan as stated in the bylaws
3. Upcoming annual meeting preparation - consider having all bylaws updated including an amendment to clarify the number of board members at three, currently the bylaws are conflicting stating the board consists of three members and the board consists of five members

Betsy Bogdovitz made a motion to add a 4th agenda item to discuss the removal of Richard Shalij as the President of the OCHOA board. Stacy seconded the motion and all present agreed to add the item to the agenda.

Engaging an attorney to advise OCHOA regarding limiting the number rental units and write an amendment to the bylaws

Discussion points:

- Larry stated the two units currently for sale and the interest of owner Mary Bentley to buy a second unit as rental property made the owners aware that the bylaws did not restrict the number of rental units.
- Blake stated Mary is not pursuing purchase of either unit currently available for sale.
- Blake stated any amendment to restrict the number of rental units would need specificity. For example, if a child of an owner is the unit occupant, is it considered a rental unit. Blake also stated he expected current rental units to be grandfathered in and not impacted by a change in the bylaws.
- Beth asked if the issue was limiting ownership or limiting rental units.
- Blake expressed concern if the real estate market is down and you have a job transfer, an amendment may limit an owner's ability to rent.
- The group agreed to engage an attorney to educate us on the issue and report back the findings.
- Matt Tilly and Will Mitchell agreed to engage an attorney to educate us.
- Next update to be provided by September 11, 2015

Maintenance concerns - property inspection, documentation and prioritization of a 5-year maintenance plan as stated in the bylaws

Discussion Points:

- The Board met recently and discussed hiring a home inspector to inspect the exterior of all units and develop a long term prioritized plan to address maintenance
- To date, the Board has not taken any action.
- The need for exterior repairs has been identified by potential buyers of the units for sale. Per Blake, the unit owner by the Carriers is in need of foundation repair.
- The group agreed to engage a home inspector and to use the inspection report to produce a maintenance plan
- Will agreed to provide Larry with the name of a reputable home inspector
- Larry agreed to engage the home inspector
- Stacy agreed to schedule the inspections with the occupants of all 20 units
- Betsy and Blake agreed to assist with cost estimates and prioritization of the repairs and maintenance
- Deadline for the inspection is October 1 based on the inspector's availability

Upcoming annual meeting preparation - consider having all bylaws updated including an amendment to clarify the number of board members at three, currently the bylaws are conflicting stating the board consists of three members and the board consists of five members

Discussion Points:

- Larry stated the bylaws need to be reviewed by an attorney to correct inconsistencies such as the number of Board members
- The group discussed concerns with the costs of overhauling the bylaws vs. drafting an amendment to correctly state the Board has 3 members
- The group agreed to limit the bylaw update to the number of Board members
- Matt agreed to ask an attorney to draft a bylaw amendment to limit the number of Board members to 3

Removal of Board President**Discussion Points:**

- Betsy explained numerous attempts by herself and Stacy to the board President to call the special meeting were ignored. In addition, Betsy explained how information requests from pending real estate transactions were not being addressed by the Board. As a result, community owners, potential buyers and real estate agents were attempting to engage Betsy to assist.
- Betsy made a motion to remove Richard Shalij from the board as President. Stacy seconded. All present approved
- Larry agreed to inform Richard of his removal from the Board

The meeting adjourned at 8pm.