

AGENDA/MINUTES			
Wenzel Park Home Owners Association BOARD MEETING			
OCTOBER 19, 2022			
MEETING Attendees			
Attendees: Wendy Wilson Lot 15, President; Lydia Kaseweter Lot 31, Secretary; Matt Messina Lot 35 ACC Rep; Melissa and Jason Jamison, Lot 39 HOA member; Carol Wait, Lot 58 HOA member; Shiloh Stott, Lot 24 HOA member			
TIME	TOPIC	PRESENTER(S)	DECISION ACTION NEEDED
6:30PM	Call meeting to Order <ul style="list-style-type: none"> • HOA member Introductions • Agenda: Update to Discussion from 2022 June Annual HOA Member meeting: Short Term Rental CC&R amendments 	HOA President	<ul style="list-style-type: none"> • All board members present except for treasurer- excused. • Introductions of homeowners present
OLD BUSINESS			
6:35PM	Update from President of status of short-term rental legal assistance	President	<p>Wendy contacted various attorneys re assistance with amending the WP CC&Rs. One attorney stood out as experienced and good to work with.</p> <p>1. He basically charges \$360 an hour... This first phone call was a complementary consult. Total cost \$2,000-\$3,000 depending on how in depth we want/need to go. Fee would include:</p> <ul style="list-style-type: none"> • Drafting up an amendment • One revision after the draft • Managing the ballots for a WP member vote (need 75% of WP homeowners to agree (57/76 lots) • amending the CC&R's and recording with the county • providing an electronic copy to the HOA members (PDF) <p>2. The attorney stated the WP HOA CC&R's are typical from the time of 2006 and most neighborhoods built in this area have similar ones. It is a detailed process to change but can be done.</p>

	<p>Next Steps in amending the CC&Rs</p>		<p>3. The current wording for updating the CC&R's was reviewed, and meeting members agreed to the recommendations of the attorney.</p> <p>4. Attorney recommended most short-term rental verbiage defines short term as being 30 days or less however, we can define this differently based on neighborhood recommendations. The meeting members agreed that 90 days or less is an appropriate definition of a short-term rental for Wenzel Park.</p> <p>5. Discussion was held re the 2 existing short-term rentals.</p> <p>Wendy will finalize with the attorney:</p> <ul style="list-style-type: none"> • Clarifying what, if anything to do re the 2 existing WP rentals • Consequences when CC&R rules are violated? Fine structure? • Are proxy votes allowed in amending the CC&R's • Add clear verbiage stating homeowners are responsible for insuring HOA CC&R's and Bylaws are adhered to by all rental tenants. • Clarify ballots Process: paper ballots vs. email vs. door to door. • Requested timeline is mid-January 2023 <p>All members were in agreement with the plan and moved to go forward.</p>
	<p>Close the Floor and Adjourn</p>		<p>There being no further business brought forth to the HOA board the meeting was adjourned.</p>