



## **Stone Lake Estates HOA Special Board Meeting Minutes regarding Covenants and Bylaws September 6, 2016**

**Board members present:** Deb Gardner, Elaine Stebbins, Sean Murphy, Linda Ali, Karen Dubrow, Dianne Reis, Mark Johnson, Carol Troyer and David Tacher.

**Board members absent:** None

**Homeowners present:** Mary Tacher 5920 Lodestone, Eric Reis 5904 Pebblestone, Lisa Johnson 5849 Bedrock, David Romick 5856 Stone Meadow, Lauren McClement 1540 Tree Farm, Soheil Samouhi 5928 Pebblestone, Teresa Wolke 1545 Tree Farm, Robert and Karen Combs 1404 Stoneview Court, Rich Hofstra 1501 Beaver Creek, Kurt Pimentel 1412 Tree Farm, Mike Stewert 5921 Tiburon, T. J. Plichta 5925 Pebblestone, Robin Saylor 5933 Lodestone, Pat Pope 58414 Pebblestone, Dave Bubas 5840 Bedrock and Mason Meierhofer 5948 Pebblestone.

The President called the meeting to order at 7:07 PM and passed the Chair to the Vice President. The purpose of this Special Meeting was to receive and review the report of this committee to date. The Chair of the Committee introduced herself and her committee members. The Chair of the Committee explained the purpose and mission of the Committee and its compiling of the list of Amendments for proposal. It was explained that an amendment will require an affirmative vote of at least 75% of all Homeowners to pass.

**Bylaws and Covenants Committee:** The Committee report was reviewed and discussed in detail by the Board and the Homeowners present. As part of preliminary report, the Committee proposed the following amendments to either the Covenants or Bylaws and Homeowners suggested several changes or made comments as indicated below:

1. Amend Article 6.2 of the Bylaws to delete the last sentence of Article 6.2. The current language proposed for deletion reads, "The Vice President shall be a candidate for the duties of President at the next election of Directors." A brief discussion followed the proposal.
2. Amend Article 9.01 of the Covenants by replacing the initial clause and subparagraph (a) with the following: "9.01 Architectural Control. Architectural Control shall be supervised by an Architectural Control Committee, hereinafter called "Committee", in the following manner: (a) The Committee shall consist of the Director of Planning/Zoning and two other Directors appointed by the Board."

In subparagraph (c), delete the clause beginning with " , provided, however, that no such approval shall" through the end of the sentence.

In subparagraph (e), delete the clause beginning with "provided, however, that the Construction Group may" through the end of that sentence.

- Add a new subparagraph (f): “If the Committee does not approve an Owner’s request, the Owner may appeal the decision to the Board. The Board must rule on the appeal within thirty (30) days or the request will be deemed approved.” A brief discussion followed the proposal.
3. Amend Article 5.6 of the Bylaws to change “ten (10) days” to “thirty (30) days”. A brief discussion followed the proposal.
  4. Amend Article 6.3 of the Bylaws to add a requirement that the Board send a special notice to Homeowners before it may approve an expenditure that substantially exceeds the current budget. A lengthy discussion followed the proposal with several proposals made for consideration by the Committee. It was suggested that an increase of 20% of a line item be included in the proposal. Also, it was suggested that this requirement be made a policy rather than included in the Bylaws.
  5. Amend Article 5.1 of the Bylaws by adding “Each Director must be a member of the Association.” A lengthy discussion followed the proposal with suggestions being to add spouses of Homeowners, along with one objection to making any change.
  6. Amend Article 5.14 of the Bylaws to add a requirement that the Board allow non-director Homeowners to participate and raise concerns at Board Meetings. A lengthy discussion followed the proposal. It was suggested that this requirement be made a policy rather than included in the Bylaws.
  7. Amend Article 8.21 of the Covenants by deleting “and must be screened from view from any street”. A brief discussion followed the proposal focusing mainly on the lack of enforcement currently of this Covenant.
  8. Amend Article 11.04 of the Covenants by deleting the Article title and the first two (2) sentences of the Article and replace with the following: “11.04 Imposition of Violation Fines. In the event that any person fails to cure (or fails to commence and proceed with diligence to completion) the work necessary to cure any violation of the Covenants and Restrictions contained herein within thirty (30) days of receipt of written notice from the Board designating the particular violation (or such longer period as may be required by law), the Board shall have the power and authority to impose upon that person a fine for such violation (the "Violation Fine") of twenty-five percent (25%) of the current Association dues. If, after the imposition of the Violation Fine, the violation has not been cured or the person still has not commenced the work necessary to cure such violation, the Board shall have the power and authority, upon sixty (60) days written notice (or such longer period as may be required by law), to impose another Violation Fine of fifty percent (50%) of the current Association dues.” The remaining text of the said Article will remain as such text currently exists. A lengthy discussion followed the proposal with several questions and proposals made for consideration by the Committee.

9. Amend Article 4.06 of the Covenants to add a new section or policy with new standards for fence and landscape maintenance and defining the Board's procedure to send out notices to Homeowners regarding any violations of these standards. A lengthy discussion followed the proposal with several objections. It was suggested that this proposed amendment be considered as a policy for the Board rather than an amendment to the Covenants.
10. Amend Article 8.25 of the Covenants to add a new requirement that a Homeowner must own a property for at least 12 months before leasing that property. A lengthy discussion followed the proposal with several proposals made for consideration by the Committee. Several objections were made to this proposed amendment. One proposal was to add a hardship exception to be determined by the Board.
11. Amend Article 8.26 of the Covenants to add a requirement that solar panels be placed on the back of a Homeowner's property to the extent possible under Texas law. A lengthy discussion followed the proposal with several objections and comments made for consideration by the Committee.
12. Amend Article 10.1 of the Bylaws by deleting said Section 10.1 in its entirety. A brief discussion followed the proposal, mainly for explanation of the proposed change.

**Meeting adjourned at 8:55 PM.**