

CUMBERLAND CIRCLE BOARD
Notes from December 9, 2021 Special Meeting

Board Members Present: Vic, Joanne, Milly, Rick, Mimi

Vesta: Bret

Owners: Marti, Dave, and Barbara, Lisa Walters, and new owner Lenny Herold

President Joanne asked that officer and committee reports be postponed to our next meeting. The members took up the request by owners of 1594 to install new windows on the rear side of their house. Rick moved acceptance, Vic seconded motion carried.

Minutes: Bret explained that he had lost the minutes to our last board meeting.

Revitalization: Vic gave a very detailed description of what had been learned during the process of foreclosing on unit 1670 which is several years in arrears (the tune of some \$12,000) on monthly assessments and several special assessments. It appears that we cannot go to court on this matter because our restrictive covenants have expired (as of 2007) and are in dire need of updating or revitalization. This does not affect our status as a corporation, but because they are out of date, we cannot take the heirs of condo 1670 to court and put a lien on the property.

According to Vic and our lawyer on this matter, Peter Fox, a simple majority of owners need to accept the revitalization. (I'm not certain I totally understood this part, it seems Vic wants a committee with Mr. Fox to update the covenants, that need to be updated, and then pass the document around personally to owners for approval of re-recording the documents) He stressed this. Again, all that is needed is a simple majority, 41 owners. All of this is very new to Cumberland Circle.

Vic is willing to chair the committee to work on the covenant revitalization and he wants a committee of 2 owners to work with him and Peter Fox. It was agreed that the committee be formed and that Vic head it up.

A board member expressed concern about someone buying a foreclosed property and then renting it out. A new member, Lisa Walters stated that some condo HOA communities have a rule that a person must be an owner for two years before they can rent. (This was sort of a side note, but I thought it was interesting. Apparently we have no such rule). I BELIEVE THAT LISA SAID SHE WOULD BE INTERESTED ON SERVING ON VIC'S COMMITTEE.

Vic stressed that we need a simple majority of owners (41) to approve re-recording our updated existing documents.

Mimi Carr