



## Special Owners Meeting Minutes

August 28, 2018

7:00 p.m. to 8:30 p.m.

Meadowlark Elementary School Cafeteria

<b>Board Present:</b>	Pat Weaver, President	<b>Attorney:</b>	Sherine Blackford
	Ed Fillbach, Vice President	<b>Builders:</b>	Van and Wallis Bryan
	Sue Beland,		Carol Fillbach helping with vote
	Secretary/Treasurer		Owners and interested BronzeLeaf family

### Introduction

- Pat introduced the Board of Directors to the owners and Carol Fillbach (board spouse) who helped with the vote as well as the Bronzeleaf Attorney, Sherine Blackford, and Van and Wallis Bryan, the architect and real estate broker from Christies who are building and selling the new condos.
- Pat indicated that the special meeting had been called to answer questions about the bylaws changes and to vote on the new bylaws documents.

### Presentation

- Sherine gave a brief description of the bylaws. She indicated that the bylaws did not have substantial changes but did organize the several documents to make it easier for owners and the Board to locate information and readily determine what is current. The plans for the 20 additional condos in two buildings have been included.
- The only changes from the last meeting in the bylaws was the addition of the plans for the added buildings.
- CCRs indicates the covenants, restrictions and conditions for Bronzeleaf HOA.
- Bylaws stipulate how the Board operates.
- Rules and Regulations can be changed by the Board and help the Board manage the HOA.

### Question and Answer Session

**Question:** What is the statute of Limitation for a document in writing?

**Answer: Sherine**—Statute of Limitations--8 Years except for a lien with is in effect until satisfied or released. Offenses under the bylaws would be 2 years for each offense.

**Pat**—A provision is included for a review if there is an objection an application of the bylaws by the Board.

**Question:** Deck railings are peeling already after the painting.

**Answer: Ed**—Give Ed the unit number and he will check the railings and contact the painting contractor.

**Question:** Trucks are parking in front of the mailboxes.

**Answer: Van and Wallis**—Some trucks are from the construction site across the street. They will do what they can.

### Owner Comments and questions:

- The mailbox numbers are incorrect. Hopefully they will be correct on the new boxes.
- Schmidt Property Management is Now Real Property Management which is a franchise.

**Pat**—Owners will have to pay by check for September. The current portal may work. Hopefully a new portal will be open by October. The Board does not know how the new business will be changing how things work.

**Green Space**—A suggestion was made to have a dog park. The Board will check on the feasibility of this idea.

A community garden was mentioned. The Board is considering projects that will not require upkeep including water.

### Building Progress discussed by Van Bryan

- Van indicated that 4615 should be ready for occupancy 2 approximately 2 weeks.
- The workers would move to the gravel drive entry and continue to set up their work in that area for the 8 plex.
- A work schedule should be available soon. The plan is to finish the last project in 8 months.

### *The Bronze Leaf Condo Association Board*

**Pat Weaver, President**

**Ed Fillbach, Vice President**

**Sue Beland, Secretary/Treasurer**