

Minutes for Special Meeting called for Residential Rental approval of Unit 201

On Monday, September 29, 2014 at 6:00PM

(Held at the Shearer Building First floor Atrium Area)

Residential Board Members in Attendance:

Jim Kruszynski (HOA President)

Johanne Luft (HOA Vice-President)

Mike Wagener (HOA Treasurer)

Doug Saylor

Residential Board Members not in Attendance:

Alia Makkiya

- I. The meeting was called to order.
- II. Concerns on renting Unit 201 were discussed from the potential lessor, potential lessee, and other residential owners present.
- III. It was placed to vote by the Shearer HOA Board members in attendance to approve or disapprove the leasing out of Unit 201 to the potential lessee.
- IV. By unanimous vote; the Shearer HOA Board members disapproved the proposed lease of Unit #201 based on the following reasons:
 - A. Unit #201 lacks an occupancy permit
 - B. Unit #201 lacks a City of Bay City Rental Permit
- V. Furthermore, after the decision to disapprove the lease was made and now that there are no current applicants to consider for leases on any of the residential units the HOA board has duly noted on record their intention on changing the by-laws on criteria required for leasing a residential unit. Such proposed changes may include and are not limited to:
 - A. Assessing a "move-in" fee to cover wear and tear during the moving process
 - B. Eliminating the ability to have pets for rental units
 - C. Capping the number of residential units that can be leased out at a given time
 - D. Only allowing individuals to hold leases (no LLC's)
 - E. Requiring a deposit from the lessee to the HOA (in addition to any deposit collected from the lessor).
 - F. Requiring the HOA dues to be paid directly from the home owner to the HOA
 - G. Assessing a "move-out" fee to cover wear and tear occurred from moving out and possible lock changes.
 - H. Please contact Wendy Dore at **wldore@yahoo.com** by 10/15/14 if you have any suggestions with these changes.

- VI. Other issues/updates discussed briefly:
- A. The City is working on the transformer pad and drain by running a larger drain partially, in the event that we may need to do work under the patio area in the future.
 - B. Locks were changed on all the exterior doors. Fobs are ordered with the allocation of four per unit. The back door will activate automatically, perhaps by 10/4/14.
 - C. Car ports are approved by the city and the HOA board and work will begin in the near future. More updates will be given as this continues to evolve.
 - D. A line of credit for the HOA has been established in the amount of \$150,000 as a group line for those that may not desire to pay the entire amount at the present.
 - E. A "By-law Sub-committee" was established, to consist of Wendy Dore (Chair), Johanne Luft, Barb Engelhardt and Doug Saylor. The scope of their work is to do a final revision within the next two weeks on lease standards of residential units and present changes to an attorney for interpretation and insertions with board / association approval to follow.
- VII. Meeting was adjourned.

Minutes respectfully submitted by Michael Nowak (HOA Secretary)