

Springhouse HOA

Special Meeting Minutes

April 5, 2022 at 6:00 p.m.
In Person at the Common Space located at
Richpine and Andy Peach Court

- I. Meeting Called to Order by Board President, Justin Lawrence at 6:08 p.m. and seconded by Brian Beaird.
- II. Justin confirmed that a Quorum of 10% had been met so the meeting could proceed. There are 112 homeowners in Springhouse, 10% would be 12 homeowners and there were 32 owners present plus one known proxy. There was a question inquiring that whatever was spoken about tonight would change the restrictive covenants. Justin responded no, this was just a preliminary meeting to discuss what the homeowners would like as a result from an inquiry from the annual meeting. This meeting is just for exploratory purposes, tonight's quorum is enough to host the meeting, if it is decided to move forward with any changes, those will be noted tonight and a new policy would be created, which would then be voted on again, for which a different quorum of 66 and 2/3's of the homeowners need to be present. Justin confirmed that no changes would occur as a result of this special meeting, it was strictly for fact finding measures. Justin made it very clear that any expenses associated with this potential amendment was not in the budget and that a special assessment would be allocated to all homeowners. The community runs a flat budget compared to expenses and something like this was not planned for so therefore, an assessment was the only way it could be afforded.
- III. Open Floor Discussion for Potential Amendment to Article VII, Section S. Justin opened this segment by quoting the verbiage in the CCR's and explaining the history behind the word "outbuildings" for the community and made it clear that sheds were never forbidden, if they were built, they too were defined as an outbuilding. Per the CCR's they needed to match the house using the same or "like" materials as the existing structure. It was the goal of the ARC to maintain the aesthetic consistency that was created by the Developer well before the ARC was created. The requests for outbuildings started in 2013 when a homeowner requested a detached garage, and this was the Developer's first opportunity to approve such structure. There was not an ARC in place, it was strictly their call as to how this would be followed. Tonight, we are here to discuss if we as a community want to change this methodology. It is the methodology and goal of the ARC is to be as conservative as possible and to control or minimize the authorization of the ARC and BOD for any future decisions. Again, the intent of the current ARC is to follow the guidelines established by the Developer.
 - Items mentioned at the meeting that should be noted:
 - Define what an outbuilding is
 - What would be considered compatible building materials
 - What is the definition of a roof, i.e. gable, barn, etc.
 - Do outbuildings have to be stick built on site
 - What constitutes a foundation for an outbuilding or can it sit on the ground
- There was a motion placed on the floor for the opportunity to change the current language as stated to determine if an amendment was desired, with the understanding that an assessment to each homeowner would be necessary to pay for it to proceed. The motion was seconded by Brian Beaird and by a show of hands, no one, or zero homeowners wanted to make the changes. It was requested that more clarity be provided to the current language. This was agreed to by everyone at the meeting.
- IV. The meeting adjourned at 6:55 p.m. and seconded by Joe Robitaille