

Aberdeen Homeowners Association of Pasco 01/09/2021

Minutes of Meeting

Present: Hollie Topash, Matthew Murray, Elsie Young, Damien Dam, Pedro Cortes, April

Location: Bus Stop

Hollie call the meeting to order at 9:03am.

The first order of business was addressing Airbnb, in the development. Hollie stated that she had spoken to the owner operating the Airbnb, involving vacation Renters. April and Hollie were working with the Attorney regarding statutes. It was decided that the Board needed to decide the length of time for Rental, April advised that we needed to adopt a rule for the Development that the Attorney would write for the immediate we needed to adopt a Rule, April needed to send out letter to 173 Home Owner, for the next meeting. A question was asked what is the period of time people rented out Airbnb and followed up with ideas one of which building must have to be occupied for 2 yrs. before the building would be rented out.

A discussion ensued regarding various scenarios related to rental of Airbnb. This was followed up by Home owners mentioning that they have called the Sheriff's office regarding noises from the home, and mentioned that the smell of Cannabis was very obvious at times and a number of vehicles parked in an near the driveway. Homeowners asked if the vehicles can be towed away, they were told that if they were on the street, they may be towed, but if part on the grass and concrete they may not. It was stated that only entire residences may be leased and by policy one should not advertise that owner is renting out rooms. It was discussed that if we voted on the policies for Airbnb, it would only be a band aid fix. Roger Sanwa asked if the owner would be held responsible as he wanted to us to be clear and transparent in regards to who a Home Owner may be opening their home to, to have everything covered so we are not continually paying money for the Lawyers. A motion was made by Hollie Topash to adopt the Rule that Attorney sent to Hollie, Matt Murray second the Motion. We were advised that when this goes into effect this will be a matter between the Lawyer and the Home Owner as privilege Information. All Board Members were in agreement.

April expressed that Deed restriction are specific. In driving through the development she saw numerous violations at least 9 pages of violations. A Homeowner asked if there was any way that we can get a Security Company to come through and stop vehicles from parking illegally on the street. Another Homeowner advised that kids were still coming through the development on golf cart, and ask who would be held responsible in the event of an accident. Roger Sanwa mentioned that he wanted to know as to the liability. April mentioned that we (HO) needs to make sure that we keep our noses cleans so we do not incur liability. Homeowner asked about wires and cables that were left outside her property after repairs, they were advised that the cables would be buried between 7 – 10 days. We were advised that all decorations for the Xmas holidays should be removed by today.

We discussed the verbiage for the deed restriction following up what was discussed at Hollie's home and questioned whether we wanted a Special Meeting or wait for Annual Meeting. April explained the period of time to answer the Proxy letter. Homeowner suggested that when a proposal is sent to the

Homeowners regarding the Deed, we should provide sufficient information so that there is no need for Homeowners to go back and forth. Hollie inquired if we should still send out a letter of information, April responded that we can still send out the letter.

Damon Cortez suggest that we have a special meeting in August to go over the revision of Deed, to discuss and have Attorney to check all changes or amendments.

Hollie advised that going forward we would post everything on our website. April advised we had a series of delinquencies, 10 accounts for \$26,629.56 unpaid and \$20,371.80 for dues. Some Homeowners are on payment plans. Ameritech will place Lien on those properties. (?)

In response to a Homeowner's question regarding quarterly fees, April advised there would be no late fees assessed.

Hollie ask that Board Members respond to emails and Texts when she send them out. Pedro responded by saying that he had sent an email asking who was on the Bank Account and did not receive an answer. *[See below]

The Meeting was adjourned at 10:17am, Elsie Young Second the Motion.

*Please note that loud discussions began regarding access to Bank Account, the loud discussions and arguments have been happening at each meetings as of late, so much so that it is difficult to transcribe the notes. Some Homeowners whispered their dissatisfaction, I left the meeting and later was told that the discussion/argument continued.

Respectfully Submitted

Elsie Young