

ROTONDA WEST ASSOCIATION, INC.
SPECIAL EMERGENCY JOINT MEETING

**Board of Directors &
Deed Restrictions & RMC Committees
Thursday, May 30, 2019**

MINUTES

Roll Call: BOD (Members Present) Hank Killion
(Chair), Russ Kulp, Stephen Froggatt,
Patti Cowin and Peter Traverso

DRC (Members Present) Pattie Aho (Chair),
Patti Cowin, Bernie Schmelz, Cari Hale, and
John Peszko

RMC (Members Present) Manny Seligmann
(Chair), Bob Bondeson, Dale Jensen, and
Patti Cowin

Other Members Present: Walter Taylor and
Sue and Steve Superak

Chairman Killion called the meeting to order at 1:00 p.m. This meeting was originally noticed as a special joint meeting of the two involved committees. However, because of the importance of the subject matter, a quorum of the Directors also attended. Chairman Killion opened by announcing that this would be a Special Emergency Joint Meeting of the Board and the two committees; but that no Board action would be taken during the meeting.

Chairman Killion opened the discussion with the topic of tiki huts and whether they should be allowed in the Community going forward. However, before the group began the discussion of the agenda items, Director Kulp presented information he had compiled on the number of deed restriction violations which had fines formally imposed by the RWA comparing 2016 and 2018. In 2016, there were 61 fines imposed by the Board of Directors and in 2018 there were 142 imposed fines. Director Kulp said that, although there had been much new home construction between these two years, the significant increase in fines assessed indicated that the RWA staff was still doing their job well. The discussion on the agenda items then proceeded. Deed Restriction Committee Chair Pattie Aho asked for clarification principally from RMC Chair Manny Seligmann on the background pertaining to the two existing residential tiki huts. He stated that the first one had submitted an RMC application but that the Committee denied it. It was not discovered until considerably later that the application had been erroneously stamped "Approved" and subsequently the structure was built. The second one did not have an RMC application submitted and was built without any approval.

Discussion ensued. It was the consensus of the members present that both structures being non-compliant should be appropriately dealt with. The Association had inquired of its attorney whether, in the absence of any specific deed

restriction prohibiting tiki huts, there could be action taken with respect to the two existing ones. The attorney said that the tiki huts still must have RMC approval. It was agreed that an appropriate letter of non-compliance would be appropriate for the Association to send to the first hut's property owner while the Association pursued making a specific appropriate policy prohibiting tiki huts going forward before dealing with the second structure.

Then, Chairman Killion moved to the subject of sheds. Currently there is a prohibition of sheds in the deed restrictions which has been in place for some time. One of the most frequent Deed Restriction violations is "Trash Cans Visible (TCV)" and there have been requests to allow the use of large, attractive storage containers which would accommodate the WM trash receptacles perhaps under the definition of "Accessory Structures" or elsewhere as an alternative to more expensive customary fencing sight screens. The argument is that this would help alleviate the shortage of storage space at many homes, particularly in Oakland Hills. After discussion, there was agreement that the Deed Restrictions Committee should make it a priority along with their current topics to more specifically define "sheds" and collaborate with the RMC on what is to be allowed going forward since construction standards and container and sight screen options have been evolving.

Before adjournment, Pattie Aho asked if the results of the deed restrictions violation fining process each month from the BOD's pre-agenda meetings could be shared with the Deed Restrictions Committee and RMC so they could learn what issues are prevalent and the results of the action taken. Director Cowin agreed to provide that list to the Committees.

The meeting was adjourned at 1:30 p.m.

Respectfully submitted,
Russ Kulp, 1st Vice President

Attachment I