**Zoom meeting to vote in new Bylaws, Covenants and increase dues.**

**November 4, 2021 8pm.**

Jenn discussed how we were going to walk through the meeting and how to walk through accepting the ballots. The homes voted on Bylaws, Covenants and the Assessment fee increase.

If we have enough of the votes then it will be ratified. If not enough, then no it won’t be ratified.

Jennifer discussed that numerous neighbors had come to her to give suggestions and to express concerns for ways to make our Association better.

If the documents are ratified, then the next step is to take the input from neighbors and to implement that into these newly voted in documents.

Roland and Jennifer met for 4 hours early today to hash out the Covenants and see each other’s perspectives. Having the in-person communication was much more beneficial than over email.

Jennifer has spoken with 3 neighbors regarding specific concerns they had over the covenants. The idea is that the Board will address those issues, fix them, send out another round of edits and then have a special meeting to revote/discuss them. A special meeting needs only a 10 day notice, unlike our current 30 days notice for the meetings, if these issues get ratified.

Tri spoke up and said that regardless of the votes tonight, we need the HOA. The HOA serves a purpose for our street. We can look at the other streets around us to see that we want a safe, and clean neighborhood. We need to reach a compromise to let people have ownership of their properties but still maintain the HOA benefits. We are 40 years in and it needs to reflect the current time. We need to be respectful and tolerant of each other. Let’s reach a compromise. That’s how we should work. He thanked Jennifer for her involvement and putting so much time into this project.

Jennifer said the input received from neighbors has been positive and has pushed her to research even more to try to get to the common ground in our HOA. She’s very hopeful that we are getting close. The Board would love to get this handled and done by the end of the year so we can all move on from this.

Nicole started to open the sealed envelopes. Inside were all 3 papers we were voting on. She started at the top of the street.

**Bylaws**

7800-didn’t receive his votes

7801-yes

7802-yes

7803-yes

7804-yes

7805-yes

7806-yes

7807-yes

7808-yes

7809-no

7810-yes

7811-votes were electronically submitted and were no

7812-yes

7813-yes

7814-no

7815-yes

7816-yes

7817-no

7818-no

7820-yes

Yes=14

No=5

Jennifer said 2/3 of 20 is 13.3 (so we rounded up to 14 votes) which is what our Association needs to pass it. The Bylaws have passed, so we will ratify those. Jennifer said again, we are going to do another adjustment to the documents. There are a couple tweaks that need to occur. Jennifer asked if Roland was OK with that. He clarified that it’s 2/3rds of the entire neighborhood, which is 20 houses. 13 would need to say yes? Or 14?

Antonio said our \_\_\_\_\_(unintelligible) say we need 15 votes, which we don’t have, and he will send the documentation tomorrow where it says any changes of any acceptance of new Bylaws need 15 members to vote yes.

Jennifer asked where he found that and he repeated he will send the documents tomorrow. Antonio said we are trying to work together and everyone needs to be here in the meeting. Following those principles we will see what happens in 10 days.

Roland said we have the count and will verify the numbers later.

**CCNR**

7800-didn’t vote

7801-yes

7802-yes

7803-yes

7804-yes

7805-yes

7806-yes

7807-yes

7808-yes

7809-no

7810-yes

7811-votes were electronically submitted and were no

7812-yes

7813-yes

7814-no

7815-yes

7816-yes

7817-no

7818-no

7820-yes

Yes=14

No=5

**Assessment to increase dues**

7800- didn’t receive his votes

7801-yes

7802-no

7803-no

7804-yes

7805-yes

7806-yes

7807-no

7808-yes

7809-no

7810-yes

7811-votes were electronically submitted and were no

7812-yes

7813-yes

7814-yes

7815-yes

7816-yes

7817-no

7818-no

7820-yes

Yes=12

No=7

Dominque asked why Nicole kept missing 7819 on the street. Nicole explained the house numbers started at 7800 and went to 7820, so one has to be missing because it starts with 00 being house number 1. We have never had 7819 on the street.

Jennifer requested that Antoni send Jennifer what he was referring to. She was looking at Virginia Law Article I, 13.3-301.2 which is the Adoption Change or Repeal of Bylaws. It says amendment can be done by majority vote of the Board of Directors or 2/3 of the members.

Antonio said she will have the document from him tomorrow.

Jennifer said we will follow back up with everybody because that creates the path forward. Either way, the next step is making the edits to the documents that neighbors have brought forward. We will send out another version for everybody. We don’t want to drag this out another 60-90 days. The Board will call a special meeting to make these adjustments and determine how to take another vote, if in fact these votes aren’t ratified.

Jennifer asked if there were questions, thoughts, concerns.

Roland said we have moved in the right direction to unity. He thinks we had a good idea in hosting a special meeting to get this done quickly.

Jennifer reminded Antonio to send her what he had. In the interim, Jennifer asked for anyone to give her feedback to the documents. She reminded us that this is the time to do this; this is the time to speak up with concerns about the documents. We want to create a smooth path moving forward.

Antonio pointed out that the Bylaws that we are trying to pass (and were made by our lawyer) says on the bottom that we need to have 75% of the votes of the Association. He said we need to look at the Bylaws so we can see that.

Jennifer pointed out that Antonio and Dominque had told us for months that our Bylaws don’t exist, they don’t count, they are nothing. The intent is to put in brand new Bylaws, that way there is no issue moving forward.

Antonio said Jennifer shouldn’t get confused. When she is ready, and if the votes pass, then we have to attest and have 75% of the votes. He told her to look again at the Bylaws that she sent out. He said again that he will send her the document he was referring to tomorrow that states that.

Jennifer stated that the Bylaws document he’s referring to doesn’t yet exist because we have to vote them in. The point of this meeting was to revote on them.

Antonio said she doesn’t understand what he’s saying.

Dominque said the ballots we sent out state that we need 75% of the votes. Nicole held up the ballot everyone voted on, and showed that nowhere on this document does it say anything about how many votes are needed.

Antonio said he will send her the documents he’s talking about tomorrow.

Roland suggested Jennifer get clarification and let everybody know. We need to table this and figure it out. Antonio will provide his feedback tomorrow and then we can talk to the lawyer.

Somebody else asked if we didn’t receive a set of votes, then don’t the percentages reflect the number of houses, so 19 instead of 20? Is that according to the Bylaws that it is contested and still has to be 20 houses?

Antonio again said he will send the facts to us so we can coordinate the facts with the law. He will provide the documents tomorrow. He said at this moment the neighborhood doesn’t have the votes. Jennifer said that isn’t true, we just need to do due diligence and follow through with the lawyer. She will talk to the Board and figure out next steps.

Meeting adjourned at 37 minutes.

**On November 6** we got an email response from Dominique that said:

Per our Zoom discussion on Thursday. Refer back to your own documentation.

Dominique

**As of November 29, 2021** we hadn’t heard from Antonio about what document he was referring to.