

Coach House Resident's Inc.
Board of Director's Meeting – Open Meeting
AGENDA for Wednesday December 14, 2022 at 7 p.m.
Coach House Pool Hall

Call to Order: (Jerry)

- Welcome and thank the residents for attending.
- Review the Agenda
- There will be a chance for residents to ask questions or express opinions at the end of our meeting.

Roll Call: (Ron) Jerry Caward, Carole Jackson, Gary Carr, Larry Lynch, Fay Iden, Gustua Wallace and Ron Lottig (Quorum is 5)

Report of Officers:

- (Ron) The minutes from November 16, 2022 BOD meeting are posted on the bulletin board.
- (Ron) Just a reminder, we will be electing three board members at our annual meeting on February 17, 2023. Terms expiring in February 2023 are Gustua Wallace, Carole Jackson and Ron Lottig. Everyone is encouraged to consider being a candidate to serve on this Board. They must be a paid member of Coach House Residents. Nominations are due at the January 18, 2023 BOD meeting. All candidates will share a brief history about themselves at that meeting. Voting will be at our annual meeting on February 17, 2023.
- (Gary) Treasurers report
- (Jerry) Update on Park Project and remind everyone that all questions going forward are to be in writing at least 2 weeks before the next meeting

Old Business:

1. Answers for questions from previous meeting and questions received in writing since the last meeting.
2. Proposed new rules and regulations need to be reviewed and adopted so the park residents are all operating under the same rules and regulations.
3. The installation of the gates is still an on-going process. No timeframe for completion.
4. Clubhouse completion is on hold until it is safe to enter. New roof will need to be installed before it can be entered.

New Business:

1. Library is now open
2. Installation of the dog waste stations have begun
3. Please do not remove meeting notices posted throughout the community
4. Christmas meal is scheduled for December 25th at 1 PM MUST sign up to attend

Closing: (Jerry)

- Next scheduled meeting will be January 18, 2023 at 7pm in the pool hall.
- Need motion to adjourn.

QUESTIONS ASKED AT THE MEETING AND BY EMAIL

1. Mickie asked the question about the new and old prospectus. New one allows for renting out the homes old one does not.

Non Legacy owners fall under the new prospectus and legacy owners fall under the old prospectus. The renting of the homes will be addressed in the new rules and regulations when approved and adopted by the board. Correct but it also states that it is up to management and we are not allowing renting out of homes at this time.

2. Mickie also asked why weren't the back taxes paid by the previous homeowner.

The taxes that are being collected from the non-legacy owners are not back taxes they are the balance of the taxes that were estimated based on the 2021 Taxes.

Reference/read the cover letter that Doreen sent on November 18th and the Notice sent by Mandy Campbell from Newby Management.

723.031 allows for this; if anyone can show anywhere in 723 that this isn't allowed let us know.

3. Cindy Smith asked how the board plans to address the rent increase that we will be notified about in March 2023.

We won't know how this will be addressed until the notice comes out in April. We will then know what the increase is and what needs to be done. An intense market study is done each year based on the economy and current market.

4. Jane Kuzma asked is there a need for blue cards.

Gary Carr will address this question and comment on what actions need to be taken going forward.

5. Jane Kuzma asked Is the activity board a committee under the resident's board?

No. The activities is a board with its own by laws. The only tie between the activity board is the finances. This is since the owners/management contribute up to \$2,00.00 per month for activities and this centralizes the money to be distributed to the different activities as budgeted. The tail DOES NOT WAG THE DOG.

6. Jane Kuzma asked why are back taxes being charged to new residents?

See 723.31. Does anyone have anything knowledge of any section of 723 that is being violated? This has been researched many times and is allowed by 723.01. To be legal to do this, it had to be disclosed in the rental agreement signed by the new (Non-legacy)

owners. Why are they being called back taxes. They only used the 2021 to make an estimate on what to charge for 2022 and once the actual 2022 came out the difference was billed. Also the owners are sticking to their promise to legacy residents and raising rent and taxes gradually.

7. Pam Ramsey asked are we expecting a rent increase before July?

Short answer NO. Leases are for one year. Rent increases are in July, notice must be given 90 days prior.

8. Pamela Ramsey asked are the legacy folks going to be charged the pass-through taxes that the new residents are being charged?

No, it is not part of our rental agreement we signed. We are all on the same rental agreement now. Right now they are charged just \$20.00 pass thru and this will be raised gradually but not at the same level non-legacy which is market level.

9. Have we consulted an attorney; someone suggested an attorney that specializes in senior elderly rights?

No, we haven't. Article 723.31 allows for this to happen if it was disclosed on the rental agreement. If any individual feels their rights have been violated, then that individual should contact legal advice.

10. Many are wondering about trees, more than one are leaning towards homes. Many of the residents can not do that themselves or afford a tree company?

If the trees are endangering a property and are a safety issue, we suggest that the homeowner contact the office. That is correct. Trees are the responsibility of the homeowner for trimming and caring for but if they are diseased or a danger then they can contact the office and we will have a tree company assess the tree and if a danger we will get estimates to remove.