

**SMTOA Special Documents Meeting
October 19, 2009**

Present: Bob Haubrich, Dale Meeseey, Bill Roche, Frank Chuba, Roger Brown, Phil Book, Bob Dyster

Absent: Al Schwecke

Time and Location: The meeting was held at Phil Books residence and began at 3 p.m.

First item of business was a quick review of the gutter cleaning and repair proposal for buildings 1 thru 6 and submitted by Gutter Cleaning Company. Frank Chuba motioned to approve the estimated proposal as written. Bob Dyster seconded the motion. There were no reservations regarding the proposal and the vote to approve was unanimous.

The purpose of this meeting was to review the OCRH legal review of our Articles of Incorporation, By-Laws as and Declarations. We needed to review, discuss and discuss strategies for moving forward on this project.

Phil Book voiced reservations and concern regarding accepting essentially a sole source review of our official documents. We did not resolve the matter of seeking a second legal review and comparing the two.

Roger Brown suggested four primary areas of focus if we proceed with formal changes/updates to our existing documents: (1) address the limits on insurance, (2) address the approval process for future changes to the governing documents, (3) require ACC to compile a written record of all resident requests for ACC approval and the results of the ACC/Board deliberations in order to show that the ACC has performed due diligence in the enforcement of the Declarations, (4) address and resolve the issues with the Limited Common Elements amendment from 1997.

We discussed a suggestion from Frank Chuba to design a standard ACC request form and post it on the SMTOA website

We decided that our next action is for all Board members to thoroughly review the OCRH 9/9/09 recommendations and Roger's comments, and provide an item-by-item narrative of our opinions on the item's need or feasibility and how we would rate the priority of accomplishment---disregard, need to do at some time, need to do now---and provide that analysis to each other.

The meeting adjourned at 4:38 p.m.

Bob Dyster
SMTOA Secretary