

VICTORIAN GABLES HOMEOWNERS ASSOCIATION
INFORMATIONAL SESSION – NOV. 21, 2021

PRESENT: Scott Novogoratz, President
LeAnn Payton, Secretary
Ron Segul, Architecture Committee
Other Homeowners joined as they could

Dale Noel, Vice President
Ted Huston, Treasurer
Kammi Eckhoff, Landscape and Director

PURPOSE: The purpose of the session was to present additional information regarding the Covenant and Policy changes that are being proposed by the Board and to answer any questions from the Homeowners regarding those proposals. Scott began the session at 12:30 p.m. via Zoom conference.

PREAMBLE: Scott set forth the reasons for this session and further elaborated on the importance of keeping our Covenants up-to-date. We do not take the Governing Documents lightly as they are the foundation of the homeowner's association and the rules by which we operate. The Articles of Incorporation, Declaration of Covenants, and By-Laws are filed with the Secretary of State and become public knowledge for all who wish to view them. The Board has the authority to establish and enforce Policies. It is important that we have the right set of changes to avoid any unintended consequences and to keep up with state law and industry practices in things such as insurance, etc. When there is a conflict in the language between the governing documents, there is a recognized hierarchy that we must follow. Also, Scott announced that both Dale and Ted would make presentations with regard to insurance (Dale) and budget (Ted) to further keep us aware of items that will be discussed at the Annual Meeting on December 12.

VOTING RIGHTS: To recognize Voting Rights, Article II, in the Covenants are superseded by the Voting Rights clause in the Articles of Incorporation, remove the conflicting language to permit the Voting Rights as listed in the Articles of Incorporation to apply when making changes to the Covenants.

INSURANCE: Dale presented the need for revising Article XI of our Covenants, which deals with Insurance. The first reason is to make the language throughout consistent on the matter of how deductibles in the HOA insurance are paid. The language now makes clear, without contradiction, that the homeowner(s) who suffer damage are responsible for paying the cost of repairs up to the amount of the deductible. As stated in present covenants, they are urged to use Loss Assessment coverage in their own homeowners' insurance to protect them from this liability. The second kind of change is to remove the specific dollar amount recommended for homeowner Loss Assessment, because it will change from year to year as insurance policies change.

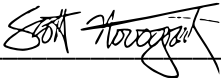
ADMINISTRATION AND MANAGEMENT: The third change (Administration and Management, Article XII) of our Covenants acknowledge and clarify that the Articles of Incorporation supersede the Declaration of Covenants.

POLICIES: Scott then spoke to policy changes and spent some time on responsibility for windows/door/garage doors. We are proposing to clarify through policies and our governing document which items are the responsibility of the homeowners and which items are the responsibility of the homeowner’s association.

BUDGET: Ted then spoke to the Budget for 2022, what has been spent so far this year and what still needs to be paid for.

ATTACHMENT: All of the information presented at the Session was presented on the screen to those present in clear and concise points and is attached here for information and further clarification in anticipation of the Annual Meeting.

Scott thanked Dale and Ted for their time and presentation – especially with the changes we are facing in insurance coverage and billings, etc. Any homeowner who has any questions or concerns is encouraged to contact any of the Board members prior to the Annual Meeting. Scott adjourned the Information Session at 1:50 p.m.



Scott Novogoratz, President
Date 11/25/2021



F. LeAnn Payton, Secretary
Date 11/24/2021