

# MINUTES

## Windrush Creek Bylaws Committee Meeting

March 6, 2020, 6:00 to 7:30 pm

Carole Bickel, Vivian Witkind Davis, Phil Davis and Basia Nowak attended. Carole broke open the lovely bottle of pinot noir that Phil awarded the committee last fall for its work on amendment of the Windrush declaration

The committee agreed to a scope of work and initial assignments:

1. Bylaws
  - a. Phil Davis will review Andrew Stroh's memo from last year on functions of officers and their roles and recommend amendments to the bylaws. He will set up a shared Google document for the committee.
  - b. Basia will circulate the results of her research last year on enforcement provisions of other associations' bylaws for the committee's consideration.
  - c. Basia will investigate the use of architectural committees by nearby POAs.
  - d. Vivian will touch base with John Alton on the pros and cons of filing the bylaws. The current ones are not filed with the Franklin County recorder.
2. Enforcement process
  - a. Vivian will edit the draft goals of enforcement process and draft a mission statement
  - b. Carole will begin research on
    - i. General requirements for a POA enforcement system in Ohio
    - ii. Specific enforcement systems of comparable POAs
3. Rules
  - a. Vivian will draft a couple of proposed examples of Windrush rules, based on the declaration.
  - b. Vivian will offer alternative approaches to where and how rules will be recorded and maintained.
4. Dues: Phil will prepare a proposal for charging interest on late dues and allowing members to request an alternative payment schedule under certain circumstances.

5. Sale of portions of common areas: Phil noted that the trustees are considering sale of a portion of the Windrush common area, but that the declaration appears to be unclear on the POA's ability to do that. Phil suggested that the committee amend the declaration to clarify POA authority. The other members of the committee felt strongly that the declaration should not be amended again so quickly. It took a lot of effort to get that done last year and is not the sort of document that should be frequently changed. Phil will share Becky Stroh's analysis of the problem with the committee. One possibility is that the POA will hire an attorney to review POA authority and possible steps. Vivian pointed out that this would be expensive.

The next meeting of the Bylaws Committee will be March 16 from 1:15 to 2:45 p.m. at Vivian's house. Wine will not be served but cookies can be expected.