

AGENDA
Country Club Heights HOA Board of Directors Meeting
May 24, 2023

1. Call to Order: Kyle
2. Quorum:
 - a. Members in attendance:
 - i. Kyle Dickson - President
 - ii. Mike Daniels – Vice President
 - iii. Gene Dreher - Treasurer
 - iv. Linda Weiland - Secretary
 - v. Mike McDonald - Guest
3. Purpose of meeting:
 - a. To discuss a request from [redacted], a local realtor and prospective renter, to respond to her query about the any prohibition of short terms rentals in our Declaration. She is interested in renting the home at 764 Continental Court, and using part of it for short term rentals.
 - b. To review our CCRs and Bylaws as regarding the issue of short term rentals
 - c. To discuss and learn about any state or local laws or ordinances the apply to our HOA or the homeowners and renters that reside in Country Club Heights
 - d. To review a draft letter from the president to the property owner asking that he prohibit the use of his property as an STR via sublease by tenants, and decide if sending such letter and asking for discussion is our best “first step”
 - e. To discuss our responsibility and scope in regards to any response or actions to be taken. Are we going to pursue revising our CCRs even if the owner does not permit sublease of his property?
 - f. If we decide to revise the declarations, will we also attempt to update other troublesome or ambiguous clauses, or to modernize the document? For instance, the CCRs of a nearby association are 40 pages long. Do we want that, and will it be approved?
 - g. To agree that the association will hire an HOA attorney to guide us through any revision of our CCRs and facilitate their filing
 - h. To review the requirements of holding a Special Meeting of the membership, the limits of our spending authority, the possibility of needing a special assessment for expenses, and to assess the popularity and likelihood of achieving a 67% approval.
 - i. To assign or seek members to follow up on any proposed next steps.
 - j. To schedule a follow up meeting of the Board of Directors, and/or Committee(s), or the membership as needed.
4. Close meeting