

**** APPROVED 4/8/21 ** Minutes of the Hamlet HoA Special BoD Meeting on Leasing
Thursday, Feb 11th, 2021 8:00-9:00 PM via Zoom Video Conference**

Attendees: BOARD MEMBERS: Reed Carr (President), Dee Beers (Treasurer), Isabelle Doris (Secretary & Vice-President), Tyler Wainer (Director), Erin Leong (Assistant Treasurer & Assistant Secretary) ; HOMEOWNERS: Ron Bomer

The President called the meeting to order at **8:05pm**.

Motion to approve the Thursday Jan. 28, 2021 Special Meeting Minutes by T. Wainer, Seconded by I.Doris. Unanimous Approval.

No Community Comments

Discussion

- The President compiled the feedback from participants to the first meeting on leasing into three sets of rules, ranging from least to most restrictive.
- Directors generally agreed that:
 - Leasing should be permitted
 - Owner must be in good standing
 - Family members and house-sitting exempt
 - No sub-letting / no renting room
 - Renter must acknowledge governing documents, and enforcement expectations
 - Renter must provide emergency info
 - Renter / homeowner must acknowledge owner is liable
 - Homeowner is responsible to cover any extra fee associated with leasing
 - Non-compliance to association rules follows the same process of notification/fines/hearings as any other member
- Directors opinions diverged on:
 - How long a home should be owned prior to qualifying for leasing (ranging from no limit to 2 years)
 - Capping the number/percent of leased homes (ranging from 4 to no limit), and if so, how to manage inventory/waitlist
 - Minimum lease term (stated in Declaration): keep at 6 months ? Extend to 12 months?
 - Should background checks be required
 - Should a copy of the lease be required
- After individual review of items in contention, the resulting set of rules defining the lease process, the qualifications required to lease, and the lease waitlist rules was subjected to a vote.

Motion to approve the set of rules around leasing and proceed to turn into a section of the Rules and Regulations by I. Doris. Seconded by E. Leong. 3 Yay, 1 Nay, 1 Abstention. Motion passed.

Motion to adjourn by D. Beers. Seconded by T. Wainer. Unanimous Approval. Adjourned at 9:25 p.m.

Respectfully submitted by Isabelle Doris, The Hamlet HOA Secretary