

Board Meeting
Strawberry Hill Estates Homeowners Association
Friday October 23, 2015, 12:00 noon

A meeting was held of the Strawberry Hill Estates Homeowners Association at the above time, at the home of the Secretary, 10630 Indianola. The meeting was called by electronic mail and text, and all Board members received the meeting request and replied with their availability to attend.

The meeting was called to order by Motion at approximately 12:00 noon.
Those in attendance at the meeting were:

Strawberry Hill Estates Board

President: David Walmroth, 734-478-5175 david.walmroth@gmail.com
Vice President and Secretary: Mary McLaughlin 734-646-5363 memc@ieee.org
Treasurer: Craig Mestach 734.417.9224 tsstitanic@gmail.com

Others in Attendance:

James Roach, Estates

- The agenda for the meeting was to,
 1. Review the Coles' second request to the board to build their storage structure.
 2. Review the letter to the Association about the lawsuit.

Mary provided the attendees with the attached more detailed perspective on the topics for discussion relative to the two agenda items.

- After some discussion, Mary made a motion,

That recognizing the Coles' have submitted a new proposal similar to the first one but clarifying the use of the building, and to avoid further litigation, that the Board have a joint meeting with the Coles to clarify our perspective on a storage building, and particularly what might be harmonious in the neighborhood, since the guidance provided by the Board thus far has been that absolutely no outbuildings are allowed, and the use of the term "incidental to residential use" in our Building and Use document means something like a swing set.

The motion was not seconded.

- The Board went immediately to a vote on whether the Coles' 2nd proposal request for the storage building should be approved or denied. The request

was denied by a majority of two, with one abstention.

- There was much discussion by all present on the versions of the letter to the Association about this matter which Dave committed on 9/9 to draft. The first draft was sent on 10/19 by Dave and Craig, and Mary sent a revised version of that letter back to Dave and Craig on 10/21.

Mary finally volunteered at this meeting to draft a 3rd version of the letter to the Association that would be an objective, simple statement of the pertinent facts. The Board agreed to finalize the letter in 48 hours, i.e., on Sunday 10/25 by 1:00.

The meeting was called to a close by Motion and Second at approximately 1:00 p.m.

Respectfully submitted,

Mary Eileen McLaughlin.
Vice President and Secretary
Strawberry Hill Estates Homeowners Association.

Note subsequent to meeting: Mary provided the recommended draft letter in the morning on 10/25. One Board member was unavailable to review, and agreement could not be reached via email. A further meeting was scheduled for 10/30. Mary informed Dave and Craig on 10/28 that she was unable to make the meeting, and that they should finalize a letter to the Association that addresses the concerns of all the Board members and to send it immediately.

Proposed Board Discussion Items, Agenda and Actions

Submitted by VP/Secretary:

October 23, 2015

1. Review the edited letter to the neighborhood. Note that it should be an objective, simple statement of the pertinent facts.
2. Request joint meeting with the Board and the Coles to see if we can come to an agreement without litigation or another Court filing.
3. Acknowledge that a storage building is allowed under the building and use restrictions as an incidental use. While a second garage is not allowed, the placement of their classic cars in the building does not make it a prohibited garage.
4. The issue is whether what is proposed by the Coles is the type of storage building anticipated by the restrictions, i.e., its size and whether it is harmonious in the subdivision.
 - a. Other buildings such as the ones in the photos need to be considered as examples of other structures that have technically been “allowed.”
 - b. They do have a 1.14 acre lot at the edge of the subdivision on the highway side which may impact “harmonious.”
 - c. Can the Coles provide an amended proposal that makes it lower, or smaller (what do Craig and Dave view as acceptable and in accordance with the B&U).
5. Vote on request.
6. Edit the letter to the neighborhood to reflect today’s meeting so that they know next steps.