Meeting of Members to Finalize Revision of MOA Documents
October 7, 2021

**CALL TO ORDER AT 7:02PM IN THE CLUBHOUSE & ON ZOOM**Present: John Adamson, Phil Carter, Craig Edmonds, Linda Dement, Keith Fabling,
 Aaron Grenlund, Cindy Hutchinson, Mark Thurber
Excused: Jennifer Reed
Non-Board Members Present: Lorne Martin, JC Higgins Manager; Janet Fabling, Secretary;
 Lots 75, 87, & 88

**ESTABLISH A QUORUM**Quorum was established.

**INTRODUCTION**

This was a special meeting of Manorwood Division I homeowners to finalize the revision of their governing documents: *Declaration of Protective Covenants, Conditions, and Restrictions Affecting Manorwood* (1988); and *Bylaws of Manorwood Owners Association* (1988). Keith Fabling acknowledged the Document Revision Committee (John Adamson, Linda Dement, Janet Fabling, Cindy Hutchinson, Jennifer Reed, & Mark Thurber) and thanked them for their outstanding work over the very difficult past 15 months. The process eventually also involved 14 canvassers who visited their neighbors to answer questions and solicit suggestions regarding proposed revisions. Other owners voluntarily reached out to their community at the end of voting to guarantee the required number of approvals.

**ANNOUNCEMENT OF VOTE COUNT**

Lorne Martin reported 100 of 114 ballots were returned and described the response as outstanding. Proposed changes to the covenants and bylaws passed with 90 (79%) approving and 9 (8%) refusing. An amendment to allow chickens to be raised failed with 50 (44%) approving & 50 (44%) refusing. One homeowner only voted for chickens, not on amendments to the bylaws and covenants.

**REASONS FOR REFUSALS**
On 5 ballots, notes were attached indicating either a desire for additional changes (e.g. appointment of committees) or fewer changes (e.g. keep 75% requirement for amending documents).

**BOARD VOTE TO FINALIZE REVISION OF CCR’S AND BYLAWS**

MOTION: The Manorwood Board accepts the ballot count of homeowners that accepts proposed changes to the *Declaration of Protective Covenants, Conditions and Restrictions Affecting Manorwood* (1988). Motion was seconded, discussed, and passed unanimously.

After ballots were collected, a concern was expressed that they had not also been identified as proxies, thereby not meeting the requirements set forth in Article XI of Bylaws of Manorwood Owners Association (1988).
MOTION: It is believed the spirit of amending the bylaws was upheld, that the homeowners cast their votes in good faith, and trusted they would be counted. Seventy-nine percent of homeowners voted in favor of the amended bylaws , which meets the required 75% threshold. Amendments to the bylaws should be approved. Motion was seconded and after a discussion comparing proxies, ballots, and their intent, the motion passed with 7 approvals and 1 abstention.

**ADJOURNMENT AT 7:35PM**