

Regency Park Homes Association
Special Meeting November 10, 2016

Board members in attendance: Holly Stabnick, President; Dane Bowin, Vice President; Beverly Thummel, Secretary/Treasurer; Tony Goodwin, Member; Kathy Greenhaw, Member; Margot Henthorn, Member; Michael Shelton, Member; Bill Westfall, Member. Member Michael Rainwater arrived at 7:20.

In addition, 40 members and 17 approved proxies were present.

Holly Stabnick, President, called the meeting to order at 7:07 p.m. and Board member introduced themselves. Pastor Gunter offered a prayer.

Ms. Greenhaw noted that not all Board members are in favor of the proposed By-Law Amendments.

Mr. Westfall reviewed the proposed By-Law Amendments. Ms. Stabnick noted that, when she lived in The Woodlands, near Houston, they had similar code enforcement regulations.

Ivan Hirsh stated the regulations are not enforceable, adding we don't need another police department or code violations department. Mr. Goodwin noted that the City code violations department is overloaded and far behind on enforcements.

Comments / Questions from the Floor:

Barbara Walston asked if the Board has been sending letters about code violations, and Ms. Greenhaw asked how we would prove the homeowner had received the notice.

John Lewis expressed an objection to K, and noted that it basically said the HOA can make any rules we want. He also asked where the money collected from fines would go.

Mr. Hirsh reiterated we don't need another code enforcement department as the City is doing the job. He further noted the HOA used to have a police officer.

Nathan Jelken addressed the Board's efforts to make the neighborhood more attractive. He asked members if they were opposed to trying to make their property look better.

Janice Smith asked how we could enforce codes if the City can't.

Yvoughn Orr stated she has picked up trash in the neighborhood for four years, and she lives next door to a rental property where the grass is up to her knees. She feels the neighborhood needs to work together to make the neighborhood look good.

Donna Shoun, a resident of more than 20 years, reported there are routinely 8-10 cars parked in the street near her home.

Michael Nokes stated he was a former Board member and agreed it is a lot of work. He said when he was on the Board, they called people about dues and code violations and sent letters reminding homeowners the Board can file a lien on their property.

Sandra Nokes said that most people don't want to purchase a home in a neighborhood that has too many rules and regulations.

Barbara Walston, a 44-year resident, said she is not opposed to all the amendments, but she is opposed to K. She moved that K be removed from the proposed revisions, and the motion was seconded by Pat Arganbright. The majority voted aye, and the motion carried.

Mr. Westfall said he would entertain a motion to end the open discussion. Pat Arganbright moved to end the discussion, and Janice Smith seconded the motion. The majority voted aye, and the motion carried.

Mr. Westfall moved for approval of the By-Laws amendments with the exception of K, Ms. Thummel seconded the motion. The vote was 21 in favor and 32 against. The motion failed.

Mr. Westfall reviewed a proposed By-Laws amendment calling for two general meetings each year. Karen Mecher moved for approval of the amendment, and Tony Goodwin seconded the motion. The vote was 50 in favor and 3 against. The motion carried.

Mr. Westfall moved to adjourn the meeting, and the motion was seconded by Ms. Thummel. All voted aye – motion carried. Meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Beverly Thummel, Secretary