

Special Meeting of the Grandridge Meadow's Homeowners Association Board

September 16, 2015

Members Present: Brett Menaker, Michael Galgoul, Jack Briggs, Jim Lampman, Pam Bisconer, Jack Donnelly, Michele Burke

Others Present: Dale and Judy VanSchoiack, Patrick Hickman (seller of home at 8311 W. Bruneau Place) Marisol Tijerina of Remax (buyer's realtor), and Sally Ashby, Windemere Real Estate, (seller's realtor).

A special meeting of the Board of Directors was held on September 16, 2015 to discuss and vote on a request to allow an exception to Section 6.10.3 in the CC&Rs. Dale and Judy VanSchoiack will be purchasing a home at 8311 W. Bruneau Place and would like to rent the home upon possession. Section 6.10.3 of the CC&Rs states "An Owner may not rent or lease a Lot or Home in any manner whatsoever for one year after the date of closing of their purchase without the written approval of the Board of Directors."

The meeting was called to order at 5 p.m. by Brett Menaker. Patrick Hickman presented a survey that he had done of some homeowners in the development and he indicated that approximately 40 homeowners were in favor of the home being used as a rental.

Brett Menaker asked the VanSchoiacks how they screen their renters. Judy responded that they do a background check using myscreening.com. She said this gives them a complete profile and they also talk to people they have rented from in the past. The VanSchoiacks were asked how they would handle the situation if they received a fine from the HOA. Dale stated they will act if a fine is levied and they (the VanSchoiacks) would be responsible for it.

It was moved by Jack Briggs that the board have an executive session to discuss the rental of the property and seconded by Michael.

An Executive Session was convened. The reason given for the executive session was that the board might consider communications with legal counsel.

Motion by Jack Briggs to approve the rental at 8311 W. Bruneau Place with the condition that the owners (Dale and Judy VanSchoiack) sign the Rental Form that Grandridge Meadow's HOA will make available. Michael Galgoul seconded the motion.

A vote was taken and the motion passed to approve the rental at 8311 W. Bruneau Place (four in favor and 3 opposed).

The meeting was adjourned at 6 p.m.