

**Draft**  
**Minutes of Special Board of Directors Meeting**  
**Thursday, September 17, 2020 2:30 PM**  
**Springwood II Villas Association**

**Meeting called to order by President, Tony Evans**

**Present: Mary Spielman, Nicolle Admire, Tony Evans, Jennifer Hanks, Martin Goss, Carl Widen. A quorum was present. Jenny Kidd Property Manager and Attorney Tiffany Grant**

**This Special Meeting was called to give additional information on the Propose Declaration Change.**

**There were no motions and no votes by the Board of Directors made.**

**Martin Goss introduced Tiffany Grant the Springwood Villas 2 Attorney and she explained the changes that have been proposed for our Declaration.**

**Her explanation of the changes included both reasons for the change and reason not to make the change. The primary reason to make this change was to eliminate the Liability with the current Declaration that requires the Board and ultimately every member to share in the responsibility for the timing of Villa roof repairs and replacement.**

**With this change the Villa owners have the same responsibility of the stand alone units and the exception now in the Declaration that gives the Board of Directors the power and responsibility is removed.**

**The reason to not make this change was to maintain a uniform time when an entire building of Villas could be done at one time with the work performed by a single contractor and the underlayment of all Villas done at one time.**

**She stated that there was not a perfect solution to changes. And the ongoing Liability was a sufficient reason to recommend the change.**

**There is no difference stated in the current Declaration the separates the “flat roofs” and main Tile roofs. Currently all of the flat roofs are being done by all owners Stand Alone units and Villa units when the owners want to do the repairs or replacements. This change in the Declaration eliminates any confusion about responsibility for the flat roofs in Villa units.**

**Questions from Members: Why make the change now? Answered to eliminate Liability. Doesn't the insurance cover any lawsuits? Answered yes but then as like the upcoming year our rates will go with more claims. What about the roofing specifications and responsibility of Villa owners that have roofs that cause problems for adjoining units? Answered the specifications are now written for any roof upgrades and units that cause adjoining units problems have the same rights as they do now under existing Declaration guidelines.**

**Adjourned at 4:10 PM**

**Present: 22**

**Posted:**

**September 19, 2020**