

## Addendum for Forest Glen Fencing Regulations

Per Section 10, Part (c) of the "Declaration of Covenants, Conditions, and Restrictions" (CC&R) of the Forest Glen at Bayside Lakes Subdivision, "The type and style of the fencing allowed within the community may be changed by a majority vote of the Committee [Architectural Review Committee] and approved by the Board of Directors." The allowance is not a change to Articles III, Section 10(c) of the CC&R's.

At the Architectural Review Committee (ARC) Meeting held on December 11, 2017, the ARC obtained a majority vote from the members in session to propose changes to the fence regulations that would allow slat spacing between  $\frac{1}{2}$  inch to  $\frac{7}{8}$  inch. The ARC presented the proposal at the Board of Directors (BOD) Meeting held on December 13, 2017, and the BOD approved the proposal.

Per the ARC and BOD approval, and in accordance with Section 10, Part © of the CC&R, it is currently acceptable to use slat spacing between  $\frac{1}{2}$  inch to  $\frac{7}{8}$  inch for the construction of fencing on properties in Forest Glen.

See minutes from the December 11, 2017 ARC meeting and the December 13, 2017 BOD meeting for documentation of the approval of this allowance.

**FOREST GLEN HOMEOWNERS' ASSOCIATION  
BAYSIDE LAKES**

December 13, 2017

Bayside Lakes Community Clubhouse

1. **Call to Order:** The Meeting was called to order by Larry Cayabyab, at 6:29 P.M. A quorum was established with 4 of 5 Directors present. Debbie Frazier was absent.
2. **Proof of Meeting Notice:** Notice was posted on Bulletin Board at entrance to Forest Glen.
3. **Reading/Waive Reading of Previous Minutes:** Kirk Casteel motioned to waive and accept the previous meetings minutes, Lana Jobes 2<sup>nd</sup>, all approved.
4. **Committee Report:**
  - a. **ARC** – Diane Barrett reported that the ARC approved window replacement at 121 Brandy Creek Circle and a screen enclosure and fence was approved at 172 Brandy Creek Circle. The ARC is asking for a tolerance with fence spacing from 1/2 inch to 7/8 inch. Larry Cayabyab motioned to allow a tolerance for the fence spacing 1/2 inch to 7/8 inch, Lana Jobes 2<sup>nd</sup>, all approved. Larry Cayabyab motioned that minutes be submitted for all ARC meetings and posted on Fairway's website, Kirk Casteel 2<sup>nd</sup> all approved.
  - b. **Social Committee** – The board all commented how wonderful the party was. Tracy Cooper thanked everyone for coming. Larry Cayabyab motioned to reserve December 8<sup>th</sup> for next year's Christmas party with the same caterer, Kirk Casteel 2<sup>nd</sup>, all approved.
5. **Management Report**

**Financial Information-**The Operating Account balance as of November 30<sup>th</sup> was \$28,558.76. The Reserve balance at the end of November was \$102,937.95 for a total of \$131,496.71 (Operating and Reserves). The expenses for November were \$3,487.13, this included: Phantik Pressure Cleaning for \$1,850, Flawless for \$430, and David Weber \$188 for the paint and supplies to paint the entrance.

**Violations-** Sarah from Fairway Management, Larry Cayabyab, and Debbie Frazier performed an inspection of the neighborhood on Monday. Due to the holiday season it was a unanimous decision to just inspect the homes that were cited previously. Pictures were taken of all the properties cited so there were no discrepancies on writing up the proper home. Kirk Casteel motioned to approve the proposed homes for fining, Larry Cayabyab 2<sup>nd</sup>, all approved.

**Parking on the Grass** – Thank you to David Weber and Jim Hughes for painting the entrance curbing. The “No Parking in Yellow Zone” signs should be installed by the end of next week.

**Bus Stop** – I have contacted the school district to see if it is possible to change the bus stop to the parking area off the road on Bramblewood Circle. There are 2 areas on Bramblewood Circle where the children would be off the road and away from the Forest Glen entrance.

6. **Old Business:**
  - a. **Dean Kastner – ARC Guidelines** – The board reviewed with Dean and the members the findings the committee had. The board agreed to all send their comments to Sarah from Fairway to then be forwarded to the committee for review.
7. **New Business:**
  - a. **Drop Box** – Sarah from Fairway Management reported that the board could upload pictures into drop box, so all board members can review photos done at violation inspections. Larry Cayabyab motioned to approve this expense for the first quarter, Kirk Casteel 2<sup>nd</sup>, all approved. Jim Hughes reported there is an option to do it at no expense,

the board agreed to have Jim show Sarah from Fairway how to do that before spending the money.

**b. New ARC Members** – The board agreed to send a letter to all homeowners asking to join the ARC committee.

**c. Street Posts Painted** – The board asked Sarah to get a quote from Fairway regarding painting the posts.

**8. Next meeting-** January 10, 2018

**9. Adjournment:**

Being no further business before the Board, the meeting was adjourned at 7:58pm.

Minutes Prepared By:  
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Fairway Management