

Minutes from
Regime III Special Called Meeting of Owners
Rice Canal Club
November 19, 2023

Board Members: Charles Young, Drew Smith, Ed Foster, Doug Maloy,
Barb Passmore and Bob Yoder on speaker phone

Homeowners Present: Carrie Tozzi, Glenda Smith, Ken and Julie Madison, Scott Groseclose,

Welcome: President Young called the meeting to order and welcomed the owners. He outlined two of the items to be discussed and explained the process used to consider those items in the meeting. And, if time permits, the other agenda items will be discussed.

Agenda: Drew Smith moved, Ed Foster seconded to approve the agenda

Minutes: Drew Smith moved: Doug Maloy seconded to approve the minutes of the September 24, 2023 meeting. The motion passed 6-0.

Treasurers Report: Barbara Passmore covered the financial transactions, and the operating and reserve balances. Ed Foster moved; Doug Maloy seconded to approve the Treasurers Report. The motion passed 6-0.

Open Discussion: Ken and Julie Madison (#271) and Scott Groseclose (#314) provided their reasoning for voting no to the proposed revisions to the Regime Bylaws and the proposed amendment to the Regime Master Deed Restricting Short Term Rentals.

Bylaws Revision: President Young appointed Carrie Tozzi and Glenda Smith as "Inspectors of the Ballots" to tabulate ballots returned to the BIYC office by the membership. They were to open and count the votes by the members, proposing revision to the Bylaws as written and circulated to the membership. Votes were reported as 69.9% (20) in favor of the revisions and 13.9%(4) not in favor, the balance of 100%(4) did not vote. The revisions passed, exceeding the 66.66% minimum. Let me know which numbers to use

Amendment to the Master Deed: The Inspectors reported that the member vote count for the proposed Amendment to the Master Deed Restricting Short Term Rentals was 69.3% in favor and 14.5% not in favor, the balance of 100% did not vote. The amendment passed, exceeding the 66.66% minimum.

Board Action: Drew Smith moved; Ed Foster seconded to accept the member votes on the Bylaws revision and the amendment to the Master Deed as approved. The motion passed 6-0.

Committee Reports:

A. Maintenance, Drew Smith, Chair.

Our Maintenance manager did some touchup painting in #281 over an old rain leak that had been repaired. #292 reported a leak at the rear ceiling beam and Butler roofing was contacted for repair.

B. Architectural and Landscape, Shelly Brand – No report

C. Social Committee, Sis Yoder – No Report

D. Bylaws Committee, Barb Passmore – No additional changes after current proposed revisions

Board Ratification of actions between official meetings: None

Unfinished Business:

- A. Screening Lift Station – This project will be on hold until Spring '24
- B. Lake Johnstone Bank Erosion – BIYC Board not satisfied with R3 survey report and will have area resurveyed before determination of ownership.
- C. Owner non-compliance with Architectural Requirements – Fines to be assessed to those owners still not in compliance.

New Business: None

Homeowner Comments: None, beyond those expressed in member vote on Bylaws and Master Deed.

Ed Foster moved: Doug Maloy seconded adjournment of the meeting. Passed 6-0

*Approved
Barbara Passmore*