

Parc Bethany Annual Homeowners

Addendum

Meeting May 24th, 2023

Board members present: Weston Nelson, Steve Roth

Officers present: Dick Capello, Secretary/Treasurer/Webmaster
Weston Nelson, Architectural Committee Chair
Marilyn Capello, Landscape Committee Chair

Homeowners present: Emberland, Knutson, Parker, Dipaola, Su, Santa. Sonniksen, Iness, Brimhall, Asiello, Krist, Putnam, Phillips, Brenner

Proxies certified: VanVuren, Baines, Williams, Garcelon, Koh, Chen14900, Rothstein, Ferriola, Allen, Moyer, Stenzel, Nelson,15314, Baker15433, Williams14955, Garcelon, Hays, Ellsworth, Schille, Kim15218, Lee15339, Milligan, Brown, Brodsky

A total of 40 voting homeowners (27.4%) in attendance or by proxy (Quorum is established).

Topics discussed and voted on:

1. **Turf replacement program:** After clarification of programs goals, it was decided and carried by vote that the program would be limited to some areas where the ground slope is too steep to hold water similar to the 'converted' area on the north side of Mitchell between Francesca and Kaiser. Marilyn will generate a detailed plan of action and submit it for approval as part of next year's landscape budget.
2. **Conversion of PBHOA Checking account to Money Market Fund account:** After consideration of the state and federal tax implications, it was voted to leave the bank account as is.
3. **Definition of Common Area and fence responsibility:** Based on the definition of Common Area as "regions of a planned community to which all homeowners have an unrestricted right of access", it was decided by vote that, from this day forward, all community fences that border Common Area shall be maintained and paid for by the adjacent homeowner and the Parc Bethany Homeowners Association (50%/50%). A map will be prepared identifying the Common Areas in Parc Bethany. Block walls along the borders of Parc Bethany are the sole responsibility of the HOA, unless it is determined that the adjacent homeowner was irresponsible in protecting the integrity of the wall.

The meeting was adjourned at 7:50 PM.

