

Victoria Station Homeowners Association
Special Meeting Minutes
May 10, 2014
Victoria Station Tennis Courts, Cannery Road
Visit our website at www.victoria-station.com

- I. Meeting was called to order by President Paul Eason at 9:00 am
- II. The secretary announced that a quorum was present, with enough homeowners and proxies to constitute 2/3 of the VSHOA homeowners.
- III. Motion was made and seconded to amend the Declaration of Covenants, Section 6(f), page 11, to provide:

(f) Right of Association to seek Recovery of Unpaid Assessments.

Any assessment levied pursuant to this Declaration, or any installment thereof, which is not paid on the date when due, shall be delinquent and shall, together with interest thereon, costs, late fees and attorney's fees and other legal and collection costs, thereupon become a continuing lien upon the Lot or Lots belonging to the Member against whom such assessment is levied and shall bind such Lot or Lots in the hands of the then Owner(s), heirs, devisees, personal representatives and assigns. The personal obligation of the Member to pay such assessment shall, in addition, remain his personal obligation for the statutory period and a suit to recover a money judgment for non-payment of any assessment levied pursuant to this Declaration, or any installment thereof, may be maintained without foreclosing or waiving the lien herein created to secure the same. Additionally, the entire balance of the unpaid annual assessments for the remainder of the fiscal year shall also become due, payable and collectible in the same manner as the delinquent portion of such annual assessment.

Any assessment levied pursuant to this Declaration, or any installment thereof, which is not paid within thirty (30) days after it is due, may, upon resolution of the Board of Directors, bear interest as provided in Section 6(e), and may, by resolution of the Board of Directors, subject the Member obligated to pay the same to the payment of a penalty or late charge equal to the greater of fifteen dollars (\$15.00) or one-tenth (1/10) of the total amount of any assessment (provided the charge may not be imposed more than once for the same delinquent payment), and the Association may bring an action at law against the Lot then belonging to said Member in the manner now or hereafter provided for in the Maryland Contract Lien Act, or as may otherwise, from time to time, be provided by law, in which event interest, costs, late fees, and attorney's fees and other

legal and collection costs of not less than twenty percent (20%) of the sum claimed,, shall be added to the amount of each assessment.

A Member delinquent in paying any assessment shall forfeit his right to vote at any Association meeting and may not make nominations to the Board of Directors until the assessment is current.

The Motion carried.

- IV. Motion was made and seconded to amend the Declaration of Covenants, Section 11(c)(i), page 18, to provide:

(c) Amendment and Termination.

(i) Subject to the other provisions of this Declaration, this Declaration may be amended or terminated by and only by an instrument which has been executed, sealed and acknowledged by or on behalf of at least fifty-one percent (51%) of the Owners.

The Motion failed.

- V. Motion was made and seconded to amend the Declaration of Covenants, Section 11(c)(i), page 18, to provide:

(c) Amendment and Termination.

(i) Subject to the other provisions of this Declaration, this Declaration may be amended or terminated by and only by an instrument which has been executed, sealed and acknowledged by or on behalf of at least two-thirds (2/3) of the Owners.

Such amendment may be conducted in person, by proxy or by email.

The Motion carried.

- VI. Other Business

- A. Yard signs – Covenants, section 9(b)(x), provide that “no sign or other advertising device of any nature shall be placed upon any lot.”
- B. Carl Golie and Ken Rushing are on architectural committee.
- C. Lake fountain – Maybe Mike Harris, Bill Collette can repair.
- D. Trees along lake water line – don’t want their branches too low, touching the water.
- E. Grass along dam can’t grow because of a gas spill during the dam repair. Experiment with sod on part to see if it can grow. Ricky Callahan agreed to provide sod – if it doesn’t grow, VSHOA won’t have to pay for it. If it does grow, VSHOA will pay for it.

- F. More rock needed in front on lake path. Perhaps install a boardwalk instead?
 - G. Place boulder in center of median at front entrance to deter cars from riding over island.
- VII. Meeting was adjourned at approximately 10:00 am

Respectfully Submitted,

Rose Crunkleton,
Secretary