

01/28/2014

3. **Garage and Estate Sales:** Helen presented a report prepared by a committee which recommended adopting a Policy and Procedure regarding Garage/Estate Sales as follows:

POLICIES AND PROCEDURES REGARDING GARAGE/ESTATE SALES

Under Section 5.17 of the Governing Documents of the Westminster Community Association it is stated that: "Except as otherwise provided below, each Living Unit shall be used as a single family residence and for no other purpose. No business or commercial activity shall be conducted in or from any Living Unit, nor may the address or location of the Unit be publicly advertised as the location of any business or commercial activity." Therefore, no individual garage, house, yard or similar sales shall be held.

1. A community garage sale may be held once during the first three (3) months of each calendar year. This sale may be publicly advertised. All advertising costs will be the burden of the participating homeowners. A committee of homeowners will organize and implement the annual community garage sale.
2. Homeowners may post a dated list of personal items for sale on the Community Center bulletin board for a period of not more than thirty (30) days. No items are to be displayed outside of the home and no signs are allowed.
3. Homeowners may advertise on Craigslist, EBay or the newspaper for an occasional sale item but no address is to be listed in the advertisement. Homeowners may avail themselves of the CapSure program to advise the Guards of persons they have authorized to visit their home to view the sale items. This is for an occasional sale ONLY.
4. An estate sale will be permitted only upon the death of the homeowner, the homeowner's move to a life care community or by an order of the court. The estate sale may be conducted by the heirs, legal representatives or by a professional company. It will be the responsibility of the professional liquidator or the individuals conducting the estate sale to provide the Property Manager with the date and time of the sale and methods for communicating with the responsible parties. The Property manager will notify the Guards of the address of this sale.

Those homeowners not in compliance with these policies will be referred to the Compliance Committee.

Helen Leddy moved, Mike Patasky seconded, to adopt the policy. There was discussion regarding the procedure for adoption, especially if this had to be sent out as a notice to all Members before final adoption. Helen said she would check this with out attorney and inform us of the procedure. The motion passed 6-0.

03/25/2014

- (b) **Vote on Proposed Amendment No. 1 to Section 5.10(B)(2) of the Second Amended and Restated Declaration of Covenants, Conditions, Restriction and Easements regarding limit on the number of times a Living Unit can be rented in a calendar year.** The vote was announced as 187 in favor, 172 against, (52.1%), amendment required 2/3rds for approval per Section 15.5 Vote Required. Amendment failed.
- (c) **Vote on Proposed Amendment No. 2 to Section 5.10(B)(8) and (9) (NEW) of the Second Amended and Restated Declaration of Covenants, Conditions, Restriction and Easements regarding limit on number of rentals in the Community.** The vote was announced as 111 in favor, 250 against, (31.6%), amendment required 2/3rds for approval per Section 15.5 Vote Required. Amendment failed.
- (d) **Vote on Proposed Amendment No. 3 to Section 5.26 (NEW) of the Second Amended and Restated Declaration of Covenants, Conditions, Restriction and Easements regarding garage and estate sales.** The vote was announced as 191 in favor, 167 against, (53.4%), amendment required 2/3rds for approval per Section 15.5 Vote Required. Amendment failed.

01/20/2015

New Business

1. **Yard Sale:** This was proposed by some residents and since there is not a specific provision in our docs to prohibit a community sale, the board could not take any action. There was an extended discussion with Owners expressing their opinions, which varied widely. The conditions of sale scheduled for February 7th from 8AM to 1PM was revised. It would be for residents only with no outside advertising and not allowing outside people to be admitted in the community for the sale. The garage sale subject has been discussed numerous times and a lot of residents have expressed a desire for garage sales. Rather than deal with and try to control numerous individual sales, the board tried to change the documents last year but, although more Owners voted in favor, 191 to 167, the measure required 2/3rds for passage. The main objection is the opening of the gates to allow outsiders to participate. No decision was made at this meeting but it was agreed to put this on the agenda for the Annual Members Meeting, March 24th so that Owners could express their opinion and the board could act to revise the documents to accommodate the majority opinion.

04/09/2015

7. **Garage /Estate Sales:** We asked for information about garage sales/estate sales. Can we limit entry or not allow entry?
 - Attorney Spector said that protocol is already in place for entry into Westminster. What exactly are we looking to do?
 - i. Do we want to have guards call the resident for everyone coming in for the sale?
 - ii. Do we want garage/estate sales to follow the same procedures that we have for open houses?
 - iii. Do we want to eliminate garage or estate sales? If so, then we would have to make a policy change to our docs.
 1. The Director's will discuss this further at a future Board Meeting when they can get more input from the residents.