

Rochester Glens Homeowners Association

Board Member Meeting

DATE: JULY 19, 2011

LOCATION: 971 DRESSLER

TIME START: 7:00PM

ATTENDANCE LOG

ATTENDEES	TITLE
JEFF HENGEVELD	PRESIDENT
PETE ARANGO	VICE PRESIDENT
MARK BINCHUS	TREASURER
MEGAN WOLOCKO	SECRETARY
TOM MALYSZ	GENERAL
SYNDY GENSMAN	GENERAL
PATRICK FORTRESS	GENERAL

The purpose of this meeting is to review the Association Deed Restrictions and the landscape plans of 888 Downhill to ensure the Deed Restrictions are being upheld.

AGENDA ITEMS

1. DO THE DEED RESTRICTIONS PROHIBIT FENCES IN THE REAR YARD?
2. DO THE HOMEOWNER'S PLANS VIOLATE THE DEED RESTRICTIONS?
3. WHAT ACTIONS SHOULD THE BOARD TAKE?

TOM MALYSZ

1. The Deed Restrictions prohibit a fence that encloses an area, not necessarily a fence by itself.
2. I do not think the homeowner's plans violate the Deed Restrictions because the homeowner's plans do not include creating a "rear enclosure".
3. Regardless of whether or not we don't have a reason to deny the Homeowner's plans, I think we are opening up ourselves to new issues. The fact of the matter is that the Homeowners are building a "fence" it may not enclose anything but it will be a fence and it will be built in a highly visible area to our other homeowners. Others are going to want to start building fences. What about the houses backing up to Drexelgate with homeowners who have already voiced the want to build fences in their backyards? I think approving this particular plan will initiate more "fence" plans being submitted for approval.

PETE ARANGO

1. The way I read the Deed Restrictions, fences are prohibited that enclose something in the backyard.

2. Plans don't involve enclosing the backyard so there isn't a violation of the Deed Restrictions.
3. At the end of the day, the Homeowners are building a fence. They have said that their plans are to build a noise barrier but they have purchased standard fencing materials. If the plans don't show the Homeowners enclosing anything, then there is no reason to deny their plans. However, if the "fence" is not built according to their plans, then we should address the issue with the Homeowners and/or take legal action.

MARK BINCHUS

1. The Deed Restrictions prohibit rear enclosures, not necessarily a one sided fence.
2. The homeowner's plans do not include defining a particular area with a fence, nor do they involve "boxing" something in. I have gone around the neighborhood and the majority of the "fences" on people's property are off of patios and not closing anything in. I don't think the homeowner's plans violate the Deed Restrictions.
3. I don't think the Board has any reason to disapprove of the Homeowner's plans.

PATRICK FORTRESS

1. Yes, the Deed Restrictions prohibit fences in the rear yard. In addition, according to sections 15.A and 15.C of the Deed Restrictions all new structural plans must be submitted to the Board for approval.
2. The homeowner's plans do not show a fence being built to enclose the yard and therefore is not in violation of the Deed Restrictions.
3. The Board has no reason to deny the plans.

JEFF HENGEVELD

1. As members of the Homeowners Association, it is our responsibility to uphold the Deed Restrictions. Per the Deed Restrictions, rear yard enclosures are not allowed. A fence is allowed in the front; however, enclosures in the rear are prohibited.
2. The Homeowner's plans do not show a rear enclosure; Deed Restrictions are not violated.
3. According to sections 15.A and 15.C of the Deed Restrictions, a plan must be submitted to the Board for approval. Upon reviewing the plans, I support the Board in approving the plans.

SINDY GENSMAN

1. The way I read the Deed Restrictions, rear fences are not prohibited.
2. I am in support that the Homeowner's plans do not violate any restrictions.
3. Although the plans do not violate the Deed Restrictions, I don't think the fence is going to fit the aesthetics of the neighborhood. As other plans are submitted for "fences" we need to be conscience of the fact that we may end up with a variety of different fences across backyards.

MEGAN WOLOCKO

1. The Deed Restrictions say that "rear enclosures" are prohibited. The Deed goes into detail about the restrictions on fences in the front yard but nothing specific about fences in the back yard unless there is a pool. Fences are not prohibited in the back yard unless enclosing an area.

2. After reviewing the Homeowner's plans, I do not think they are violating any restrictions. Not only is the fence not enclosing the backyard but the Homeowners are still maintaining the "open" community ambiance that is expected.
3. I find no reason to deny the Homeowner's plans; however, if the Board is presented with more cases in regard to "fences" I think the Board has the right to direct Homeowners towards creating a specific type of "fence" in order to ensure commonality and maintain the community standards.

Final vote for whether or not to approve the backyard plans submitted by 888 Downhill:

- In Favor: 7 (Unanimous)
- Opposed: 0
- Abstained: 0