

**Barbour Manor Homeowners Association**  
**Special Mtg. September 18, 2018**  
**Springdale Presbyterian Church**

**Present:** Sally Johnson, President; Joe Rich, Vice President; Bill Hellmueller, Treasurer; Bill Shannon, KMS Property Management; and 5 neighbors.

This was a special meeting called to vote on the modification to the 6th amendment to reduce the number of rental properties for our DORs. This will become the 7th amendment.

This special meeting was called to order at 6 PM. A review of the proposal was read and the floor was opened for discussion of this change.

The voting ballots were passed out and the constituents voted. Proxy ballots were allowed for spouses/significant others that also live at the property of the voter. Ballots were independently reviewed and counted by Ken Birk. The vote was unanimous to adopt the 7th Amendment to the Barbour Manor DORs.

**Proposed Change**

17. Rental Cap - Effective October 2, 2018, the Association has placed a cap of 5% on the properties that can be leased or rented in Barbour Manor Subdivision. Property to be rented needs to be approved by the Barbour Manor Homeowners Association Board.

As of January 1, 2016, we are at the 5% rental cap, which equates to 15. After October 1, 2018, if a property which is being rented is sold, then the rental cap will be reduced to reflect that sale. Thereafter, if an owner or potential purchaser wishes to rent property that is not subject to the rental cap a review and approval by the Board is needed to exceed the cap. The Board can take into consideration certain situations, such as financial hardship or other situations that may necessitate the need to lease a property or where NOT renting may pose a financial burden upon the owner. There will be a \$1000/month fine for any property rented after October 1, 2018 without board approval.

If the fine is not paid after 10 days then a lien will be filed by the BMHOA at their discretion. Each and every fine could result in multiple liens being filed. The lien will be for \$1250 which includes the fine, administrative costs of \$100 and \$150 in legal expenses. Removal of the lien will result in additional expenses of \$250 to include recovery of all costs and expenses. The lien will accrue \$100/ month late fee charges from file date.

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**Update from KMS** - Bill reviewed houses sold, for sale and pending.

Motion was made and passed to use this meeting as the 4Q18 BMHOA meeting.

7:15 meeting adjourned.

Respectfully submitted,

Sally W. Johnson  
President, BMHOA/for Secretary