

Ada Moorings Condo Association

Minutes of Special Board Meeting held at 2:00pm on November 8, 2015 at the Front Gatehouse

Attendees	Chris Beckering (president), Gabe Hartman, Sean Lewis (secretary), Missy Meighan, Jeff Yost (treasurer)
Absent	Chris Appie, Bob Ayars

I. Purpose of the Meeting

The Board convened a special meeting to address concerns raised by a homeowner in a letter to the Board dated November 5, 2015. In the letter, the resident voiced her concern about two dogs owned by another family.

The purpose of the meeting was to (1) gather facts so the Board could try to determine if there was a bylaws violation related to dangerous animals, and (2) assess whether rule changes were needed in the future.

II. Meeting Held

The Board met with the resident who submitted the letter, the owners of the dog, and other interested persons. The Board listened to each side and explored ways to resolve the conflict. The Board thanks all the parties who attended, and thanks all parties for their willingness to talk and attempt to resolve the issue in a way that can foster peace and harmony in the neighborhood.

III. Board Discussion

The Board discussed the issue and the information learned at the meeting. In light of the information learned at the meeting, the Board agreed to take the following action.

a. Step One

The Board approved letters to be emailed to each respective party.

b. Step Two

The Board will monitor the situation and assess the response from the dog owners. The owners appeared willing to take steps to monitor and control the animals while they are trained and socialized. It appears such a response would resolve the issue to the satisfaction of all parties.

As for whether a rule change is needed, the Board believed that the existing rules adequately govern this and similar issues. Dangerous animals and nuisances are already prohibited. The Master Deed also prohibits the use of any common elements in a manner that will unreasonably interfere with or impair the rights of any other co-owner. The Bylaws provide for the imposition of fines and other remedies if needed.