

## **Special Meeting for Rental Amendment**

October 9th, 2013 7:00PM

Call to Order: 7:15PM

Adjourned 8:07PM

### **Synopsis:**

A special meeting was held at West Aurora High School to discuss an amendment to the covenants that would cap the amount of homes that could be rented in Orchard Valley to 10% which would be ~ 34 homes.

### **Q&A Session**

**Q:** Will a copy of the amendment be sent to the home owners if it is passed?

**A:** A copy will be sent to the home owners if the amendment is passed and a new covenant will be written and sent out as well.

**Q:** Is it possible to lower the % / number of homes that can be rented? Currently at 10%

**A:** According to our legal team, 10% is a fair number that could be passed. Anything less would be more difficult to get passed. If passed, in the future, it would be possible to look at lowering the number of homes allowed to be rented.

**Q:** How long before the amendment can be revised?

**A:** If the amendment is passed, it would be possible to revise it and attempt to lower the % amount

**Q:** Regarding hardship cases, if 2 or 3 home owners need to rent, how does that affect the waiting list to rent?

**A:** hardships will not affect the waiting list to rent as hardships will be addressed separately by the board

**Q:** Will be there any way to limit or control the proximity of rentals near each other?

**A:** There will be no control in how many homes can be rented near each other.

**Q:** Is there any way to protect from Section 8 housing going up in Orchard Valley?

**A:** Unable to answer as attorney was not present

**Q:** How are rentals policed, confirmed if a home is being rented?

**A:** Honor system and homeowners reporting homes that looks to be rented. Lease is sent out every year and must be returned if a home is being rented.

**Q:** How many homes are currently being rented, how many more can be rented?

**A:** 26 homes are currently being rented leaving 8 left available to be rented before being placed on a waiting list

**Q:** Of the 26 currently rented, how many are under the hardship clause?

**A:** None of the homes currently rented are under the hardship clause

**Q:** How can a copy of the rental amendment and form being obtained?

**A:** Additional copies may be found on the website, [ovha.org](http://ovha.org), by contacting Alpha Management or speaking with a board member.