

Independence North Park Annex Addition Homeowners' Association

Board of Directors Meeting

September 22, 2025

Members present: Bruce Patton, Maurice Gunderson, Denny Fuhrman, Judi West, Jeanne Wildman, Ron Singh

The Board met at Bruce Patton's home to open the meeting at 2:00pm.

Agenda:

- 1) Meeting with law firm Harker and Lepore regarding CCRs homeowner violation.
- 2) Discussion with law firm about updating CCRs and Bylaws
- 3) Annual homeowner's meeting
- 4) General discussion

Bruce began the meeting with a synopsis of the meeting he and Maurice had with Bruce Lepore and Alison Campbell from the above law firm. They had a one-hour free consultation. They were advised that the language in our CCRs is ambiguous, and a judge would not rule in our favor if we filed suit against a homeowner regarding a particular outbuilding.

They also discussed whether this law firm would update our current CCRs and Bylaws to resolve ambiguities and update to current laws and practices. The Board voted unanimously to retain the law firm of Harker and Lepore and to send a Letter of Engagement to them. There would be no fees until services rendered.

Bruce and Maurice also read the building codes for the City of Independence and confirmed the homeowner is not in compliance with city code. The board agreed that a letter would be written to the City of Independence Building Department to make them aware of this city code non-compliance.

Ron Singh was in attendance to listen and advise the Board on the process of updating CCRs and Bylaws as the IAHA Board recently conducted an extensive revision of their documents.

The Board discussed a date for the Homeowners' Annual Meeting. It will be held on Saturday, October 25th, 3:00pm.

Our general discussion included Judi West submitting her resignation for an additional term as Vice-President. Denny Fuhrman is fine continuing as maintenance director with volunteer help. Maurice is going to submit the Homeowners' Association Fees invoice using USPS instead of email. Denny would like to have a review at the general meeting of our 5-

year taxiway maintenance plan. And finally, there will be a discussion at the annual general meeting about the need for our CCRs and Bylaws being updated.

Maurice Gunderson motioned to adjourn the meeting at 3:40pm. Denny Fuhrman seconded the motion and the meeting was adjourned.

Submitted by Jeanne Wildman, Secretary