

**Rothmoor Estates Condominium Association, Inc.
Board of Directors' Workshop Meeting
Friday, March 27, 2026 in the Clubhouse**

Call to order: The meeting was called to order by President Tricia Bednarski at 10:30 a.m. and confirmed available.

Notice of Meeting/Roll Call: The meeting was posted at the Clubhouse by Ron Doran on Wednesday March 25, 2026 at 8:55 a.m. Directors Present: Tricia Bednarski, Pam Anderson, Ron Doran , Joyce Carlsen, David Forte and Mike Jansma.

Meeting Objective: Potential Document & Rule Changes

Discussion ensued on the following topics:

- 1. Permanent Occupant/Required-New Section 5.9 Declaration**
Define guest and permanent occupant.
- 2. Background Checks-Section 14.3B Declaration**
Give the Board authority to background check long term guests and permanent occupants.
- 3. TOC-Remove Section 14.2 Declaration**
Update to give Board authority to approve or disapprove new owners, renters, long term guests and permanent occupants.
- 4. Ownership-New Section 13.5 A & B Declaration**
Update to only allow ownership by natural persons.
- 5. Parking-New Section 13.12 Declaration**
Ideas to help with parking problems:
Two parking spots one in garage and one in driveway. Occupants cannot use garage for storage and then park a vehicle in "overflow parking".
Only one vehicle can be parked on driveway.
No parking on grass areas.
No overnight parking on street.
No blocking driveways.
Label some or all parking places as Visitor Only.
- 6. Rules-**
Remove Rule 8 G-All residents or guests must wear foot wear and cover-

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ups in recreation areas and common areas at all times.

7. Pet Policy-

Does it need revision? Is there membership interest in changing this policy?

8. All areas discussed were suggestions that were made using the proposed changes to the documents in 2023.

9. These proposed amendments are a work in progress and all proposed amendments to the documents will need to be rewritten as stand-alone amendments by our attorney.

Meeting adjourned at 11:37 am.

Respectfully submitted by Ron Doran, Secretary