

## PROPOSED CHANGES TO THE HERMITAGE HILLS SUBDIVISION INDENTURES

(NOTE: THIS IS NOT THE FINAL WORDING OF THE PROPOSED AMENDMENT, BUT SIMPLY WHAT THE AMENDMENT WILL CHANGE IN THE ORIGINAL INDENTURES)

- 1) **Change the notice time required for general meetings from 10 days to 30 days in advance, and allow general meetings to be held within the city limits of Fenton in St Louis County or within the 63026 zip code** We feel that the current 10 days notice of general and voting/election meetings is not sufficient time for homeowners to make arrangements to attend and it is our goal to encourage homeowner participation as much as possible. Also the subdivision indentures require general election meetings to be held in Jefferson County, but there are no nearby facilities that can handle a large meeting. By allowing meetings to be in Fenton or anywhere in the 63026 zip code (including St. Louis County), we can use facilities conveniently located that can handle a larger number of people.
- 2) **Allow notifications of election/voting meetings to be sent by regular mail.** Currently, the indentures require that all notices for election/voting meetings be sent by certified mail to the lot owners. It is costly to send notices to 353 lot owners by certified mail and with the ability to send them by regular mail, there will be a cost savings of well over \$800 on every notification. With mailing records accurate and up to date, mailing notifications will be the most timely and functional way to contact everyone well in advance with meeting information. It will also spare lot owners the inconvenience of having to go to the post office to sign for the certified letters. In addition we will use the subdivision web page, trustee newsletter and signs at subdivision entrances for more complete communication to the residents and other lot owners of the subdivision.
- 3) **Allow those who cannot attend meetings to vote by an absentee ballot by mail** It is nearly impossible for everyone to be available to attend all meetings for various reasons therefore; we would like to allow those who cannot attend to vote by an absentee ballot. By utilizing an absentee ballot, everyone has the opportunity to vote whether or not they can attend a meeting. Absentee ballots would be included with every meeting notice, and would contain a deadline date for returned by regular mail prior to the meeting. These absentee ballot votes will be included with the other votes received at the meeting for timely counting. However, meeting attendance is encouraged so that any input regarding the issues being voted on can be heard before casting a vote.
- 4) **Change the number of homeowners needed to approve an item brought up for vote** The current indentures state that 80% approval of all lot owners is needed to carry on a vote. We are proposing that this be amended to require a 2/3 majority of "attending voters plus absentee ballots" to carry on any vote taken. It is our opinion that with additional notice time given and the option of using an absentee ballot, there should be no reason why the majority of the voters should not be sufficient to pass a voting issue, thus preventing those that do not wish to participate from impeding the voting process.
- 5) **Allow appointment of a 5<sup>th</sup> trustee and for setting up length and rotation of terms** Currently the indentures call for only 4 trustees, however, by appointing a 5<sup>th</sup> trustee, there will be more shoulders to carry the load and will prevent voting ties in decisions that the trustees are required to make. By setting term lengths and rotating the terms, there will always be trustees in office who are familiar with the procedures and information regarding the subdivision which will help the new people coming into office. Term lengths and term rotation will be voted on in the future.