

Forest Lake Association Board Meeting  
Minutes  
**(APPROVED)**  
**July 23, 2014 Special Meeting**

**Call to order:** 7:30 p.m.

**Attended by:** Jennings, Wachter, Lynn, Norman, Vormittag, Dwiell, Boriss

**Situation/Background:** Some Board members have been approached by tenants of owners who haven't paid their dues. These tenants would like to pay and use the community's facilities. The bylaws give the Board broad discretion in writing rules. Disposition of how to allow tenants renting from non-dues-paying landlords to use community's facilities discussed. Various options and scenarios were debated. It was therefore proposed we create a new, non-voting, class of FLCA membership wherein the renter in question may pay the current year's dues and:

- a. Be entitled to all rights and responsibilities of FLCA membership, except for the right to vote in any election or stand for membership in the Board.
- b. Absolutely none of the landlord's (owner's) debt is forgiven or considered paid, in part or in full, by these tenant actions. The owner will still owe all (arrears) dues which, presumably, would be collected at the time of the sale of their property as buyer attorneys are loathe to leave assessments unpaid.
- c. The tenant-paid dues are for one full year only and are not prorated.
- d. Tenant paid dues allow the tenant to enjoy the community's parks, lake, community center rentals, event attendance, and any of the other benefits of living in Forest Lake, except the right to vote and the right to sit on the Board.

[Motion to create Non-Voting membership Class carried unanimously.]

**Adjourned:** 8:00 p.m.