**FOHA Special Meeting**

**October 1 2023**

**Meeting Minutes**

1. Meeting was called to order at 7:15 pm
2. Forty-0ne (41) homes were represented – quorum was confirmed
3. Purpose of the special meeting was stated – issue of use of synthetic shakes in lieu of cedar shakes. Special Meeting was requested during the Annual Meeting on 4/27/2023.
4. Review of HOA survey: Results of the informal survey done after the 4/27/2023 Zoom meeting were discussed. Of the 78 households that responded, 80% supported use of synthetic shakes
5. Overview of 2016 Special Meeting: An overview of the 2016 FOHA Special Meeting was provided. It was noted that this special meeting was to discuss the ARC’s disapproval of a request from a single homeowner to use asphalt shingles. There was no consideration or vote regarding synthetic shingles. Of the 74 households represented at this meeting, 52 voted for cedar shakes. Requests were made for a copy of the minutes of this meeting and it was reiterated that the minutes cannot be located.
6. ARC review of synthetic roofing material: The ARC Chair discussed the process underlying the review and approval of the synthetic shakes on two houses. This information had previously been emailed to all households. Samples of different synthetic shingles were shared with attendees. The HOA attorney validated that the process followed by ARC in approving use of synthetic shingles was in compliance with the applicable guidelines.
7. Homeowner comments: A total of thirteen (13) individuals signed up to speak. Comments revolved around the following themes:
* Some speakers supported cedar shakes shingles in the context of a special feature of this community
* Issues of cost were brought up – one homeowner mentioned estimate of $38k for asphalt shingles, $60k for Bravo shingles and $80k for cedar shakes.
* Issue of longevity of synthetic shingles was brought up; comment was made that this was a choice that homeowner had to make.
* Some comments were made as to whether the current structural strength of the roof support members was adequate to bear the weight of the synthetic shingles; comment was made that this was an issue that the homeowner needs to review with the roofing contractor. It is not a Board or ARC determination.
* Several speakers supported the ARC decision to approve synthetic shingles
* Request was made for a copy of the 2016 meeting minutes; these cannot be found.
* There was discussion that perhaps the bylaws and guidelines need to be revisited to reflect today’s conditions; suggestion to consider creating a Bylaws Review Committee.
* Comments were made regarding installation of solar roofs as requests for more solar roofs may come up in the future.
* Some speakers mentioned that when ARC approved synthetic shingles, this decision should have been communicated to all homeowners.
1. Meeting was adjourned at 8:45 pm.