

Drake Landing  
2-16-16  
Garage Responsibility Clarification Email Action Minutes

Kevin, Board members,

Consider this the Drake Landing Board minutes on the question of Garage Door, Garage Space responsibility. It should become HOA policy for future questions on garage door/space responsibilities. **Board members please respond with approval, comments and corrections so we can make this an official policy.**

On February 12, 2016 all Board members were sent a copy of Exhibit D of the Drake Landing Declarations covering HOA responsibility and owner responsibility. They were asked by an owner to address a gray area of garage door mechanism maintenance. Replies and votes were made to Bruce Anderson, president of the Drake Landing Board by email or phone.

Bruce Anderson, residential director and the only Board member to own a garage voted that the garage owner is responsible for everything inside the garage space except for heat and electrical which is covered by the garage annual dues. Laura Snow, commercial director, voted in agreeance with Bruce.

Mary Yates, residential director, voted that the door mechanism should be covered by the HOA or at least split 50/50 between the HOA and the owner.

Tom Silengo, commercial director and developer of the project voted that the garage owner is responsible for everything inside the garage space except for heat and electrical which is covered by the garage annual dues. Tom also explained that the \$200 annual garage dues for all residential garage owners was established to only cover garage heat, garage electrical and garage door exterior staining. Further clarification can be found in Exhibit D under the general heading "doors." It should be noted that no commercial owners have garages and only some residential owners have garages.

By a vote of 3 to 1, the Drake Landing Board of Directors voted that garage owners are responsible for everything in the garage except for heat, electrical and exterior garage door stain which is covered by the garage annual dues.

Thanks, Bruce