

Dear Members,

By now you have read my previous letters and the minutes of meetings the last couple of months concerning the upcoming vote on the Covenants and Bylaw changes. Again, since I have to write this letter a couple weeks in advance so it can make the Times, I will try and give you all the information available as of this writing (Mar 10).

In order to try and limit confusion, I will try to lay out what will be coming and how we plan to go about voting.

Covenant Changes – As you are aware, the State of Illinois adopted into law the “Common Interest Community Association Act” (CICAA) last year. We, along with a large number of communities, spent a considerable amount of time and energy trying to understand how it impacts our current community instruments (Covenants/Bylaws/Rules). We used the original Covenants as our baseline. Along the way, we identified issues with our existing Covenants that had other implications to the association. The opinion of the association attorney is that CICAA does not apply to Holishor because it is unconstitutional. Basically, the state can not change an agreement that that you have been living under for 40+ years. A copy of the opinion will be in the office if you are interested in reading it.

You will receive a copy of our proposed Covenant changes for your review. We removed the *Water Covenant*, which no longer applies, and the *Right of First Refusal* which is no longer legal. We added the *Member’s Rights Clause* around changing and adding bylaws. In our many meetings we began to realize that there was nothing really in our Covenants that tied *Members Rights* to the Bylaws. By adding this, we should resolve this issue. We also changed the *Building Requirements Covenant* since we already have very detailed rules on this topic. The changes to the Covenants are needed to remain compliant with the Not for Profit Act of 1986.

So what’s next? We will continue to discuss the changes through the month of April. If there are no additional changes, then we will send out the official voting packet on or around May 1st. It is our intent to open voting at the end of the Annual Meeting. As I have mentioned before, this will be a by-lot vote as stated in our Covenants. If you have one lot, you get one vote. If you have 3 lots, you get 3 votes. Your vote will count for all your lots as verified with Madison County Records. The voting will not be closed at the Annual Meeting. Since we need a minimum of 2/3rds of the Association’s approval, we understand this may take some time. However, the quicker you cast your votes, the less cost to the association. You may vote in person, mail in your vote, or vote by Proxy. I will detail this process in the May Times. Please do not confuse Covenant voting process with the voting process around the Annual Meeting.

Annual Meeting - By now you should also have a copy of the proposed 2012 budget and have noticed or heard that the Board is proposing a \$100 increase in assessments. Voting for the budget, and other bylaw changes, will occur at the Annual Meeting and you must

be present to vote as stated in our Bylaws. The Board of Directors ballots can still be mailed in but must be received in advance of the Annual Meeting to count.

Hopefully, you have found these letters to be helpful. It is our intent to be as transparent as possible. We are happy to discuss any changes and answer any questions you may have at the Board Meetings.

Sincerely,
Scott Webber – President