

**SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**SPECIAL MEETING - OPEN FORUM**  
**January 22, 2026**  
**6:00 P.M.**  
**LOCATION: COMMUNITY BUILDING**

**Board Members Present:**

Jed Lowry, President  
Dan Borba, Vice President  
Janice Burke, Corporate Secretary  
Denise Lubinski, Treasurer  
Cheryl Romeo, Director at Large (Absent)

Also in attendance is Rosie Maisonet, Ameri-Tech Management.

**1. Call to Order**

President Jed Lowry called the Meeting to Order at 6:00PM

**2. Pledge of Allegiance**

**3. Opening of the Forum:**

- President Jed Lowry announces that the purpose of this meeting is to have an open forum to discuss three Proposals:
  - a. One new Rule
  - b. Amend one By-Law
  - c. One new By-Law
  
- President Jed Lowry introduces three members of the Rules and Regulations Committee present tonight: Dan Lajoie, Linda Skipper, and Clark Manion.
  
- Dan Lajoie, Representing the Skyloch Rules and Regulations Committee announces the main three proposals up for discussion and explains the importance of having rules in our community. There are five key factors:
  - 1) To protect our property value
  - 2) To establish community standards that all residents have to follow
  - 3) To promote harmony among residents
  - 4) To manage our common resources
  - 5) To establish legal compliance

Other important considerations:

- a. We all should know the rules.
- b. We shouldn't ignore or bend the rules.
- c. When a rule is not followed, there are expenses involved.
- d. When we allow our rules to be altered, we set a precedent.
- e. If anyone feels that a rule should be changed, they should approach the management to revise and decide accordingly.
- f. The Rules Committee is integrated by five members appointed by the Board. This Committee establishes priorities in conjunction with the Board. Once the Board approves a rule, it goes to management.

The Proposals:

1. Capital Improvement transfer fee. We proposed it two years ago, but it did not pass. We are taking another shot at it because it is a continued priority. Its purpose is to increase our reserves of capital. It will be used in repairs. We changed to 6 months of HOA maintenance fee. The buyer is also responsible, not only the seller.
2. Elections process. Eliminates the designated Nomination Committee. Also, it facilitates the ability to accept nominations from the floor during the December meeting.
3. Process for Violations. Presently, this process seems to be too long. By eliminating some of the steps, we can get resolutions quicker. Reports will be made directly to Ameritech. It eliminates the need for a 2nd violation notice. Additionally, it handles process for repeated violations.

#### **4. Forum - Residents Comments and Discussion**

#### **5. Future Meeting Dates:**

- o Thursday, February 5, 2026, at 6:00PM Board Business Meeting
- o February 12, 2026, at 6:00PM Vote on the Proposed Rule/By-Laws changes

#### **6. Adjournment:**

The meeting was adjourned at 7:11pm.

Respectfully submitted:

Stella Moya  
Recording Secretary