

MINUTES OF THE SPECIAL MEETING OF MEMBERS

OF

LEDGES I OWNERS ASSOCIATION CEDAR FALLS

A Special Meeting of the members of Ledges I Owners Association Cedar Falls, was held on the 13 day of September, 2024 at 4 o'clock p.m. in Cedar Falls, Iowa, pursuant to the Notice of Special Meeting delivered to all of the Members as required under the Bylaws of the Association.

At the time of said meeting the total number of members of the Association was 22. The total number of members present or voting by proxy at said special meeting was 20.

The meeting was called to order by the President of the Association and the President explained that the purpose of the meeting was to discuss and vote on the adoption of an Amendment to the By-laws of Ledges I Owners Association Cedar Falls, and an Amendment to the Declaration of Horizontal Property Regime for the Ledges I of Cedar Falls, true and correct copies of which Amendments were provided to all of the members of the Association at the time they were provided notice of said special meeting. True and correct copy of said Amendments also are attached to these minutes.

Following a general discussion as to the proposed Amendments, and upon motion duly made, seconded and unanimously approved, the following resolutions were adopted by the affirmative vote of 20 members of the Association, to-wit:

RESOLVED, that the attached Amendment to the Bylaws of Ledges I Owners Association Cedar Falls is hereby ratified and adopted by the members of Ledges I Owners Association Cedar Falls in the manner as provided for in the Bylaws of said Association, and said Bylaws shall forever be amended pursuant to the terms set forth in said Amendment.

FURTHER RESOLVED, that the Amendment to the Declaration of Horizontal Property Regime for the Ledges I of Cedar Falls is hereby ratified and adopted by the Members of Ledges I Owners Association Cedar Falls in the manner as provided for in the Declaration, and the Declaration shall forever be amended pursuant to the terms set forth in said Amendment.

FURTHER RESOLVED, that the Secretary shall take all steps necessary to ensure that the books and records of the Association properly reflect the adoption and existence of the Amendments to the Bylaws and Declaration and shall take all steps necessary to file a copy of said Amendments in the Office of the Black Hawk County Recorder.

Following the adoption of said resolutions and the Amendments described therein, and there being no further business to come before the Association, on motion duly made, seconded and unanimously approved, the meeting was adjourned.

Kelen Bosley

Secretary of the Ledges I Owners Association
Cedar Falls

Suzanne Kestel

Suzanne Kestel, as President of the Ledges I
Owners Association Cedar Falls

AFFIDAVIT

Prepared by and return to: Charles P. Augustine, Klatt Law Firm, 531 Commercial, Ste 250, Waterloo, IA 50701
(319) 232-3304

STATE OF IOWA, BLACK HAWK COUNTY. ss:

The undersigned, Suzanne Kestel, President of Ledges I Owners Association Cedar Falls, and Helen Bosley, Secretary of Ledges I Owners Association Cedar Falls, first being duly sworn on oath, do depose and state as follows:

1. Suzanne Kestel is the President and Helen Bosley is the Secretary of Ledges I Owners Association Cedar Falls, a homeowners association established in connection with the submission of certain property located in Cedar Falls, Iowa, to the Declaration of Horizontal Property Regime for The Ledges I of Cedar Falls, which Declaration was filed in the Office of the Black Hawk County Recorder on February 11, 2003, as Doc. No. 2003-23214.
2. On the 23 day of September, 2024, a special meeting of the members of Ledges I Owners Association Cedar Falls was held in Cedar Falls, Iowa.
3. At the time of said meeting the total number of members of the Association was 22. The total number of members present or voting by proxy at said special meeting was 20.
4. The purpose of said special meeting was to consider and vote on the adoption of Amendments to the By-laws of the Association and the Declaration of Horizontal Property Regime for the Ledges I of Cedar Falls.
5. Following consideration and discussion of said proposed Amendments, and upon motion duly made, seconded and unanimously approved, the members ratified and adopted said Amendments, true and correct copies of which are attached hereto.
6. This affidavit is being executed and recorded for purposes of providing record notice of the adoption and contents of the Amendments to the Bylaws of Ledges I Owners Association Cedar Falls and Declaration of Submission of Property to Horizontal Property Regime for the Ledges I of Cedar Falls.

Suzanne Kestel

Suzanne Kestel, President of Ledges I Owners
Association Cedar Falls

Helen Bosley

Secretary of Ledges I Owners Association Cedar
Falls

Subscribed, sworn and acknowledged before me on this 26th day of September, 2024, by
Suzanne Kestel, as President, and Helen Bosley, as Secretary, of Ledges I Owners Association
Cedar Falls.



Pam Benner

Notary Public in and for said State

**AMENDMENT TO THE BY-LAWS OF
LEDGES I OWNERS ASSOCIATION CEDAR FALLS**

PART 1. ARTICLE III, Sections 4 and 8 of the By-laws are hereby deleted in their entirety and replaced by the following revised ARTICLE III, Sections 4 and 8:

III. Membership Meetings

...

4. It shall be the duty of the President or his or her designee to give written notice to the members of the time and place of the annual meeting. The person or persons calling a special meeting pursuant to paragraph 3 shall give like written notice of the time and place of such special meeting. All notices shall set forth the purpose or purposes for which the meeting will be held and no action shall be taken at a special meeting which is not directly related to the purposes of the special meeting as defined in the notice.

...

8. The annual meeting of the members shall be held in the month of January each year on a date and time as the Board of Directors shall designate. The provisions of this paragraph shall not prohibit the calling of a special meeting.

....

PART 2. ARTICLE IV, Sections 1 and 2 of the By-laws are hereby deleted in their entirety and are replaced by the following revised ARTICLE IV, Sections 1 and 2:

IV. Board of Directors

1 The Association and its affairs shall be governed, managed and administered by a Board of Directors. The initial Board is five in number and shall consist of the appointees of the Developer. Thereafter, the Board shall consist of five members or a different number of members if the members make a determination, for good cause, that a different number of directors should be elected to serve until the next election of directors. The election of directors shall occur at the annual meeting of the members.

2. Except as provided in paragraph 1 above, the election of directors shall be by the vote of the members of the Association in which votes are cast in favor of as many directors as there are vacancies to fill. A director or directors receiving a majority of the votes cast shall be

electd. If all positions are not thus filled, as many additional ballots shall be taken as may be required and in each case, the nominee receiving the least number of votes in the previous ballot shall be eliminated from further consideration.

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PART 3. ARTICLE V, Section 7 of the By-laws is deleted in its entirety. ARTICLE V, Section 2 is hereby deleted in its entirety and replaced by the following revised ARTICLE V, Section 2:

V. Officers

...

2. The President shall be the chief executive officer of the Association. The President shall preside at all membership meetings and shall have power to appoint committees from among the members to assist in the conduct of the affairs of the Association.

....

PART 4. ARTICLE VI, Section 3 of the By-laws is hereby deleted in its entirety and replaced by the following revised ARTICLE VI, Section 3:

VI. Powers and Duties of the Board of Directors

...

3. Except as may otherwise be provided in the Declaration, the maintenance, repair, replacement, and operation of the condominium property, including all common areas, elements and facilities, and the construction of new improvements or alterations to the condominium regime, if authorized, and the making or providing for payment for all such work and the approving or delegating to the officers authority to approve vouchers.

....

PART 5. ARTICLE VII, Section 4 of the By-laws is hereby amended by deleting the first sentence and substituting therefore the following sentence, but the remainder of ARTICLE VII, Section 4, including but not limited to Subsections 4(a) - 4(i) shall remain unchanged, to-wit:

VII. Common Expenses; Assessments and Collection

...

4. The Board of Directors shall adopt a budget each year for such one year period as it elects to report on for income tax purposes which shall include the estimated funds required to defray the common and other expenses for which the Board is responsible, including the following:

....

PART 6. ARTICLE X, Subsection 1(e) of the By-laws is hereby amended by deleting therefrom the first sentence and replacing said sentence with the sentence set forth below, and in all other respects, said ARTICLE X, Subsection 1(e) shall remain unchanged, to-wit:

X. Use and Maintenance of Premises

...

(e) The guest room will be used for overnight guests only and shall be charged out at a nightly rate to be determined annually by the Board. The host of the guest will be held responsible for the cleaning of the room and the washing of the towels and linens. In addition, the host will be held responsible for any and all damages to the room and its contents. A guest can stay only a maximum of 5 consecutive nights. This room shall be reserved by unit owners on a first-come, first-served basis.

....

PART 7. ARTICLE X, Section 2 of the By-laws is hereby deleted in its entirety and replaced by the following revised ARTICLE X, Subsection 2:

...

2. Work and Maintenance by Owners.

The owner of a condominium unit shall keep the interior of such unit, including patios and garages and all plumbing, electrical, and other fixtures and other appurtenances in good order and repair and shall be responsible for any damage or loss caused by failure to observe or perform this covenant. The owner also shall be responsible for any damage to the common elements caused by the negligent or intentional acts of that owner. Each owner shall have the right, at that owner's sole cost and expense, to paint, paper, panel, plaster, tile, finish and do other work on the interior surfaces of the unit ceilings, floors and walls, to substitute new finished surfaces for the finished surfaces then existing on said unit ceilings, floors and walls, and to finish, alter, or substitute any plumbing, electrical or other such fixtures attached to said

unit ceiling, floors or walls; provided, however, that this section shall not be construed as permitting interference with or damage to the structural integrity of the building or interference with the use and enjoyment of the premises by other owners nor shall it be construed to limit the intent expressed in Section 1 of this Article X.

....

PART 8. ARTICLE XII, of the By-laws is hereby amended by adding the following Sections 6 and 7, which shall read as follows:

XII. General Provisions

....

6. The Developer has completed construction of all units and all common elements within the condominium regime and all units have been conveyed by the Developer. In light of the foregoing, any and all rights specifically reserved to the Developer herein are hereby rescinded.

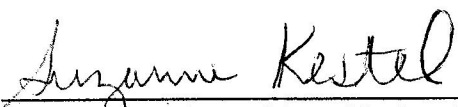
7. Notwithstanding any other provision in these By-laws to the contrary, all voting may be by ballot or by roll call collected or documented by the Secretary, or in the absence of the Secretary, by a designee of the chair of any meeting at which any such voting occurs.

The undersigned, the Secretary of Ledges I Owners Association Cedar Falls, hereby certifies that this Amendment was approved and ratified by the affirmative vote of the members in the manner as required by the By-Laws of said Association on the 26 day of September, 2024.



Secretary of Ledges I Owners Association
Cedar Falls

Attest:



Suzanne Kestel, Presiden of Ledges I
Owners Association Cedar Falls