

October 30, 2021

7<sup>th</sup> Tee HO Committee Meeting

DRAFT Minutes

2:30 pm Mike, Blaine, Bruce and Michael met at the north east border of the property. Brooks Riddelsburger joined as did Mary Warren. Mary shared her and Frank's preferences for a railroad tie timber type retaining wall.

The property line orange flag stakes were viewed and the implications for a new retaining wall were discussed.

The need to get updated bids was identified due to the inadequate distance between the existing wall and the property line for placement of a new wall on our property. A new concrete block wall has been the recommendation of the engineer who did the inspection and all contractors who have viewed the wall and submitted bids. Mike will seek updated bids from the three contractors who previously submitted bids, to better understand the implications of the property line and existing common area conditions on construction of a new wall. The goal is to have bids to review with the members at the annual meeting, setting the stage for an assessment for the project in 2022.

Access and work area to do the project will require permission from the country club to go on their property. Michael has been in contact with them and access is not anticipated to be a problem.

Mike, Blaine, Bruce and Michael moved to Mike's deck to discuss other issues. Rollie joined them shortly after.

Issues associated with renting units were discussed. Blaine has obtained a short term rental VRBO type license (less than 6 months in length) which, according to county/city ordinance establishing minimum distance to other short term rentals (500'), means no other units can be rented for less than 6 months. This is an important fact which needs to be shared with property owners and posted on the web site.

When units are rented, it is important for renters to be given a point of contact for the HOA.

Revisions and policy items for the bylaws were discussed. Bylaw revisions are necessary according to CO law on HOAs and also for policy updates needed given the bylaws are out of date. Some revisions to the bylaws are likely to be proposed at the annual meeting. Michael will reach out to the attorney to review bylaw update options and costs to discuss at the annual meeting.

Items identified included the requirement for any exterior changes to the units to be submitted to the executive committee before obtaining a permit or implementing the change, regardless of whether the unit owner is willing to pay for the work. A possible condition for failure to obtain permission is a fine or reversal of the change.

The need for a policy on assumption of maintenance of common areas outside units which owners have altered or made improvements on was identified.

The status of remaining hail damage repairs was discussed and the challenges of supply lines and delays identified. Michael will reach out to Brett and 7 summits for a report. The quality of some of the roofing details was discussed and the potential for an independent roofing assessment to direct final repairs was discussed.

The status of the cedar fence and possible restaining was discussed. This is a project that can be put off to a future point in time.

Finally, the annual meeting date and time was set for Monday November 22, 2021 at 5:30 pm at the realty offices of Blaine Johnson. A zoom virtual meeting will be set up for those who must be remote for any reason.

Bruce Snead

7<sup>th</sup> TEE HOA - secretary