

**Draft Minutes** – 7<sup>th</sup> tee HOA exec comm meeting by zoom – Wednesday June 22, 2022 7:05 meeting started

Attendees: Bruce, Mary Warren Mary Beltz, Michael, Kathleen and Rollie, John, Marcus, Brooks and Blaine. Mike Howell joined later

The purpose of the meeting is to continue the review of three DRAFT documents prepared by Altitude Community Law and develop questions and responses to any items we would like changed. This meeting will work on the Declarations, which is the largest document.

A recurring issue is what actions should be the responsibility of the executive board (the directors) and what actions should require the vote of the full membership, and what minimum number of those votes to approve the item or action. This will be a continuing issue regarding various items in the document.

**Discussion is generated by any participant – the item is either identified by the Article and Section Number, and sub number and letter – followed by the question/disposition/action on the item**

**7.6 keep**

**7.8 – change text to read – Only items allowed in the rules and regulations shall be hung from or placed outside the townhome, including patios and balconies . Or delete**

**7.9 Pets – need language to enable temporary suspension of limit if the owner requests it due to pet having a litter – with return to three within 60 days- we want a limit of three pets per unit**

**7.12 is there any examples/ definitions that could help with appropriate or fair rules and regulations?**

**7.13 Discussion - parking concerns for guests – issues with truck size and placement in garages – which slots are identified as guests? – limits or permission for visitors? Issue with parking blocking access at Celeste’s (3565) – There are 8 guest slots on the property – 24 hours for temporary expedience. Owners should park vehicles in the garage as much as possible. Clarification of what defines a guest or visitor? Caretakers for example.**

**Rented units may present the need for restrictions. Divide out rules for Broadmoor Valley Rd? Need policies. Owners should not leave vehicles outside in guest slots on a permanent or consistent basis.**

**Enforcement has not been consistent. Following the rules and policies. Owners who rent out there unit must inform tenants of the parking policy.**

**j. fire lane may not apply to our private drives – delete that**

**7.14 – keep this**

**7.15 – keep this**

**7.17 – storage bins on decks are allowed – but not off deck in the common area**

**7.18 - good**

**7.19 – keep**

Leasing issues were raised – change in rules leading to denial of leasing by vrbo – are we exposed legally? Grandfathered in rights? Contract ends – longer than a month is not short term. WE need clarification of our exposure. DO the current documents limit rentals at all? – no less than 6 months?

7.21 – approved by members of the HOA not the board?

7.22 – keep

7.23 – delete “any hoarding”

7.24 keep

7.25 keep

7.26 Rules and Regulation – should be in the bylaws? Rules and regs used to clarify. Review of rules and regulations should occur at annual meetings.

7.27 keep

7.28 – keep

Article 8 – 8.1 – delete last sentence on page 40 “Such conditions.....Townhome.

8.2 h – a critical item to keep

8.2 – i – has there been any court action on this provision? On this item and some others- do we want to have an appeal capacity to the membership ? – see later notes on this.

8.3 keep

8.4 – delete the last sentence “The Board.....discretion.”

8.5 – another issue of criteria for approval and whether to engage the membership or not – guidelines should be voted on by the membership, at annual meeting for example

8.6 Need to add committee shall acknowledgement receipt of the plans and act upon them within 30 days – resulting in a signed agreement by both association and member

8.8 – keep

8.10 – change directors to members in terms of the appeal requiring a vote of the members

9.18 – keep

10.1 e – keep as is – this was the consensus of those on the call

10.6 – provides for the members to make changes in the Declaration if there are 9 members who approve of the change – this seems to address the potential for appeal of any item or action by the board

10.7 – Change to appeals of board decision by a member shall be an appeal to the full membership –

Where can this appeal to the full membership of a board decision be placed in the document? to provide opportunity for that appeal capacity?

**Exhibit B**

**Utilities –in first item – Insurance – change to A – is there an attorney opinion on the responsibility for the Association beginning where the utility serves more than one unit?**

**Grounds – fourth item - delete private roads and make it Sidewalks and common area steps**

**The meeting was adjourned at 9:05pm**

**Submitted**

**Bruce Snead, Secretary – 7<sup>th</sup> TEE HOA Executive committee**