

Minutes

CC&R Committee

February 19, 2008

The meeting was called to order at 6:00 p.m. by Chairman Scott Lantz. Present were Scott, Mark Francis, Win Hallett, Barbara Richards, and Andrew Speakes, as well as Lexi Hamblin, Association Manager. Absent was Ann Edwards. It was noted that Mark and Barbara are still awaiting confirmation by the board as to their status as voting members.

1. Scott announced that he would have to step down temporarily as chair due to family issues. Lexi stated that since all others present were non-voting at present, Win Hallett was the only one to take the leadership position. Win agreed to serve as Interim Chair until Scott is able to resume his role once again. All agreed to that solution.
2. Inspection tours are continuing, yet we cannot address the hundreds of changes to people's homes that may or may not have had approval from the DRC. We discussed at some length the problem of unauthorized changes within the community. The DRC has agreed to let us have copies of their case files so that we will know whether a structure or item on a homeowner's property was approved or not. It was explained that the DRC has neither requirement nor procedure to follow up with a homeowner once an approval is granted, i.e. the finished project may not be the same as the approved design.

As a result, it was decided that our committee would have to suspend sending violation notices to homeowners for design changes until we have the data from the DRC files. In addition, it was suggested and agreed by all that we should begin to develop a data base of our own which documents the changes we view on tours, in order to facilitate working with the DRC to determine whether the changes are violations or not.

3. We discussed the issue of Visible Trash Barrels – specifically what degree of visibility should be allowed before an unscreened barrel is considered a violation. Many people have them behind gates, fences, and walls, but the tops or sides of the barrels might still be visible. It was decided that we need to make a written recommendation to the board of a policy, which, with their approval, will be enforced through our inspections. We will work on that recommendation at our next meeting. In the meantime, violation letters and notices will be sent only to people whose barrels are fully visible from neighboring property.
4. It was proposed and approved that our committee will propose a resolution change to the documents defining the Design Review Committee's duties, which will require them to do follow-up inspections with the homeowners

who receive their approval upon completion of construction. We will prepare this for the March board meeting.

5. A one page flyer for mailing to all homeowners had been discussed at previous meetings, and a draft of that was discussed in some depth. The purpose of this mailing is to increase awareness of our activities and improve understanding that individuals are not being “singled out” for enforcement. It will be kept light and brief, and hopefully will be read by all.

With one change, the wording was approved by all, and the addition of graphics will be our next step. Win will send the word document to Mark Francis, who will add pictures and send it to all. It was discussed and determined that the flyer would be one page, with printing on the half-page on the back. Thus it will be folded in half for mailing. The half-page on the back will include some additional text about the committee and the cooperative effort by all in the community to insure compliance with our CC&R’s.

At 7:00 p.m. the meeting was opened to other homeowners, and Heather O’Connor joined us. Scott and Heather explained that she has agreed to assist us with an education effort on wildflowers, native plants, and weeds, by photographing and producing drawings of various plants. These will be helpful for homeowners who are presented with a violation letter, and may need to better understand what plants they have in their yards. The committee thanked Heather and looks forward to her assistance. The meeting was held open until 7:30 with the expected arrival of at least one other resident. When he did not arrive, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Win Hallett
Interim Chairman