Governing Documents Committee Minutes
Nov 3, 2022 Meeting
Via Zoom and Phone

Committee Members Present: Andrea Sedlak, Claudette Dirkers, Douglas Gill, Sandra Schreyer, Morgan Squires.

Committee Members Absent: Jewel Wieczorek

Landowners Present: Sabrina Hanan, John McAlister, Ron Wartman

CALL TO ORDER: 7:03 P.M. MST

Organization—
The committee decided on its chair. Having chaired the Governing Documents committee in the past, Andrea offered to take on that responsibility if no other committee member was interested. No others expressed interest. The committee approved Andrea to be chair by unanimous voice vote.

Topics discussed—
1. Whether the committee has a specific charter or mission, what its role is: reactive (responding to issues raised by events/assigned by the Board) or proactive (proposing changes to the Governing Documents to correct inconsistencies, update them), or both;
2. The various Governing Documents and how they relate to each other—which takes precedence over another, when each was last updated;
3. The process of changing the different Governing Documents;
4. When does a rule or policy (i.e., tiny home) require landowner review and comment;
5. How to keep committees, or the Board, from passing motions that are illegal because they violate or essentially change the Governing Documents;
6. Recommending that Board members receive training, or orientation, to the Governing Documents;
7. Possible modifications, including:
   - Enhancing enforcement powers, specifying penalties for noncompliance to forestall/avoid taking violators to court;
   - Expanding assessments for rental properties and businesses.
   - Removing GLA's responsibility for maintaining well log records (and recommending dropping well project applications)
   - Revising the procedures for replacing an ombudsman vacancy;

Action Item. Committee members to read the Governing Documents with an eye to identifying issues/problems/inconsistencies.

Next Meeting: November 15, 2022.

Meeting Adjourned at 8:15 P.M. MST

The Governing Documents Committee approved these minutes on November 15, 2022.