

Governing Documents Committee Minutes
Nov 15, 2022 Meeting
Via Zoom and Phone

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

Committee Members Absent: Jewel Wieczorek

Landowner Present: John McAlister

CALL TO ORDER: 7:08 P.M. MST

Approval of November 3 meeting minutes—

Claudette Dirkers motioned and Douglas Gill seconded the motion to approve the draft minutes of the November 3 Governing Documents Committee meeting. Motion passed with unanimous voice vote.

GLA Governing Documents Committee Charter—

The committee discussed and modified a draft charter that was inspired by the mission statements or charters of other organizations' governing documents committees. **Douglas Gill motioned to accept the final version and Sandra Schreyer seconded that motion. The committee approved the following GLA Governing Documents Committee charter statement by unanimous voice vote:**

The GLA Governing Documents Committee reviews the Association's governing documents (Covenants, Master Plan, Bylaws, Articles of Incorporation, Standards, Policies) and advises revisions to the Board of Directors and the general membership for any changes or amendments to ensure their internal consistency, timeliness, and conformity to state law.

Goals—

In response to the Board's directive for the committees to set their goals for the coming year, committee members discussed a number of potential goals. **Morgan Squires motioned to adopt this list as our working draft goals for the year; Claudette Dirkers seconded the motion. The committee approved it unanimously via voice vote.**

- 1) Modify the mandate in Covenant 5.12.d, that the GLA maintain records on all wells drilled, by instead requiring landowners to report their well data during the Project Review Committee's follow-up inspection.
- 2) Explore possible surcharges to commercial enterprises, including vacation rentals, emphasizing the essential residential character of the community. Propose rules requiring landowners who rent their property to be accountable for holding their renters to a standard of respect for neighbors and the well-being of the community.
- 3) Examine the GLA definition of a dwelling unit (Covenant 3.12) and consider modifying it to align with Park County's definition.
- 4) Examine the Covenants and Master Plan; identify and reconcile contradictions; complete any missing provisions; and remove irrelevant text; and correct errors.
- 5) Create a list of specific sections of all governing documents that need expeditious updating to conform with state law, current times and appropriate legal terms.
- 6) Propose expanding the enforcement mechanisms available to the GLA.

The Governing Documents Committee approved these minutes on December 5, 2022.

- 7) Identify any violations of the Governing Documents or of the Conflict of Interest Policy by the Board or Committees and file an incident report to the Board, identifying the violation and its consequences before the minutes of the meeting are published.

The work of establishing a workplan and timetable for the year was tabled to the next meeting.

Next Meeting: December 5, 2022.

MEETING ADJOURNED 8:46 P.M. MST

The Governing Documents Committee approved these minutes on December 5, 2022.