

## **Governing Documents Committee Minutes Dec 19, 2022 Meeting Via Zoom and Phone**

Committee Members Present: Andrea Sedlak (chair), Claudette Dirkers, Douglas Gill, Morgan Squires, Jewel Wieczorek.

Committee Members Absent: none.

Landowners Present: Miriam Barker

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

### **Discussion and approval of December 5 meeting minutes—**

The committee discussed and edited the draft minutes of the last meeting. **Claudette Dirkers motioned and Morgan Squires seconded the motion to approve the revised draft minutes of the December 5 Governing Documents Committee meeting. Motion passed with unanimous voice vote.**

### **Develop Workplan and Schedule for the Year—**

The committee reviewed a proposed classification of its 7 goals, which were adopted by committee vote in its Nov 15 meeting. It also discussed relevant issues related to the goals, as well as available resource materials that can inform its work going forward.

#### Ongoing work:

Goal 7: Identify Board/Director violations of Gov Docs & file incident report

#### Simplest—Quickest to Develop

Goal 1: Modify the well logs mandate

Coordinate with Project Review documentation of final inspection and approval of wells

Goal 3: Examine GLA's definition of a dwelling unit vis a vis Park County's

Review Park County definition; Consider implications of Barndominiums; Coordinate recommendations with Project Review Committee forms/approvals for pole barns to ensure that landowners living in pole barns pay dwelling assessments.

#### Labor Intensive and Detailed Work

Goal 4: Identify/reconcile contradictions, fix errors/omissions

Specify Bylaws process for accepting/documenting resignations

Review Claudette's multi-page list of issues she identified

Goal 5: Update to conform to state/federal laws & current times and terminology

Amend legal representative definition to conform to state law requiring fiduciary status

Review updated roads policy

#### New Material

Goal 2: Explore surcharges to commercial enterprises, including vacation rentals

Follow Park County's experience in developing policy on this to inform GLA approach

Goal 6: Propose expanded enforcement mechanisms/ tiered fees for violations

Review resources Claudette gathered on other HOA's enforcement strategies

Action Items:

1. Andrea will draft the edit to the well logs mandate in the Covenants.
2. Andrea will put the resource materials into files/folders on Google docs
3. Claudette will find and forward the Park County information on dwelling units, the fining policies of other HOA's she discovered, the 2018 GLA Road Policy draft, including relevant commentary from the GLA's attorney and standard policies for directors' resignations nonprofit boards.

**Committee Member Changes—**

Sandra Schreyer resigned from the Board on Dec 7. Has not communicated interest in remaining on Gov Docs as a landowner. A landowner has expressed interest in joining the Gov Docs committee. Decision on adding her pending Sandra Schreyer's interest in remaining.

**Regular Monthly Meeting Date—**

The committee agreed that the third Monday of the month will be its regular meeting date.

**Next Meeting—** January 16, 2023.

**Adjournment—**

**Jewel Wieczorek motioned and Douglas Gill seconded the motion to adjourn the meeting. Motion passed with unanimous voice vote.**

MEETING ADJOURNED 8:41 P.M. MST