

# **Governing Documents Committee Minutes**

## **Jan 16, 2023 Meeting**

### **Via Zoom and Phone**

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

Committee Members Absent: Douglas Gill

Landowners Present: Aija-Mara Accatino, Miriam Barker, Jerry Ladewig

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

#### **Discussion and approval of December 19 meeting minutes—**

The committee discussed and edited the draft minutes of the last meeting. **Claudette motioned and Jewel seconded the motion to approve the revised draft minutes of the December 19 Governing Documents Committee meeting. Leslie recused herself as she was not in attendance at the December 19 meeting. Motion passed with unanimous voice vote among the remaining committee members.**

#### **Reviewed Resources in Shared Gov Docs Folder on Google Drive—**

Committee discussed link to the Google Drive folder with Gov Docs resources. Members reported problems accessing the folder and files and clarified steps. Committee reviewed the contents of each of five folders within the overall “2023 Gov Docs Resources” folder:

#### **Considered and Dismissed One Draft Change—**

Discussed Andrea’s draft edits of well logs section (Covenant 5.1.2). Committee rejected the change. Consensus was that the entire requirement on well logs should be deleted.

#### **Discussed Simplification Principle, Enforcing the Governing Documents’ Requirements—**

Jewel raised the question about the general approach in suggesting revisions. Her perception was that the already complex governing documents could become overly unwieldy. She read a message she received from a landowner that suggested the Board should be a minimalist organization and not get carried away on enforcement. Her own view is that the committee should not put greater controls in place but rather simplify. Morgan agreed that the committee should proceed with caution and that any steps we take should maintain property values but not overstep personal property rights.

Andrea noted that the Board had not been overblown in efforts to enforce the governing documents. She stressed that the Board and Covenants were designed to protect the character of the community. People new to the Board are not aware of some very serious violations that the Board has had to address. Claudette pointed out that the GLA is required by law to follow the Montana Nonprofit Association Act. Not addressing violations opens the door to copy-cat violations, so it is important to maintain the standards. Not everyone is a good neighbor.

Reminding the committee that, in order to actually implement changes this committee suggests in Covenants, Bylaws, Master Plan, or Articles of Incorporation, the Board must follow a multi-step process. That process includes Board approvals, attorney reviews, a 30-day landowner review and comment period on the set of recommended changes, which are then revised accordingly, and finally a full vote of all the members in good standing on each recommended change. Other rules and regulations follow a simpler process.

The Governing Documents Committee Approved These Minutes on January 30, 2023.

**Suggestions for Future Work and Meetings—**

Committee members could present other issues beyond the ‘working goals’ document that they want to pursue. Also, committee members can suggestion additions to the draft agenda topics.

**Action Items:**

1. Before the next meeting, committee members will consider what workplan tasks/aspects they would like to take on and let Andrea know.
2. Committee members will add relevant resource materials in the Google Drive Gov Docs area

**Committee Member Changes—**

The Board voted to add Leslie Everett to the committee during its January 12, 2023 monthly meeting. Sandra Schreyer had resigned from the committee.

**Next Meeting—** January 30, 2023.

**Adjournment—**

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

MEETING ADJOURNED 8:35 P.M. MST