

Governing Documents Committee Minutes

February 20, 2023 Meeting

Via Zoom and Phone

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

Committee Members Absent: Morgan Squires

Landowners Present: Aija-Mara Accatino, Miriam Barker, Les Seago

CALL TO ORDER: 7:04 P.M. MST

Review and approve minutes of January 30 meeting—

After the committee corrected one item in the draft minutes, **Jewel motioned and Claudette seconded the motion to approve the revised minutes of the January 30 Governing Documents Committee meeting. Motion passed with unanimous voice vote.**

Committee members' reports on work done since the last meeting—

Jewel, Leslie and Claudette worked on coordinating the Covenants and the Master Plan documents. They met twice for a total of 5 hours since the last full committee meeting. They worked through Claudette's summary document that identified contradictory areas to guide their markup, but were not yet finished with that review.

Doug examined the policies and the Master Plan and flagged a number of the items were suggestions that make for a good neighbor but not rules to be enforced. The committee discussed streamlining the documents by removing these various items that are visions for the community and moving them into a document that compiles these recommendations for how to be a good neighbor, to be disseminated in a welcome package.

Discussion of specific edits—

The Master Plan statement of purpose says it is to “enhance property value,” but Claudette pointed out that HOAs commonly say their purpose is to “protect, preserve and enhance” property values; the Committee agreed with this change. The Committee also considered where to locate the paragraph about the Association Board's responsibility and the majority felt it should be an introduction to the Administration section. The group also recommended that the entire Administration section be moved up to become the new 1.0 to set the stage for all that follows. Several other edits were suggested, pertaining to subdivisions and to the need to delete the Covenants; clarify Covenants on multi-family dwelling units, which are not allowed per the Master Plan. Discussion about whether the Covenants and Master Plan should reference each other by citing specific clauses concluded that the lawyer's review should ultimately decide this matter but the working approach would be to allow references to the Covenants in the Master Plan, but not vice versa.

Discussion of approach for presenting the Committee's changes for Landowners' votes—

A set of the Committee's proposed changes is to modernize language and without changing the effective rules (e.g., corrected grammatical errors, misspellings, passive voice to active voice, deleted irrelevant phrases, logical reordering, etc.). Other categories of changes do insert requirements that are given in other documents and others actually change certain rules. Such changes aim to reconcile disagreements across the different GLA documents, remove requirements that are already dictated

The Governing Documents Committee Approved These Minutes on March 20, 2023.

by county and/or state laws and enforced by those entities, update specific requirements to be consistent with county and state laws, and apply clearly to present-day practices not specifically mentioned or defined in the earlier text.

The Board and the Project Review Committee need to reconcile the construction timelines

The timeline allows one year after approval to begin a project, but the recent Board vote that the GLA will begin charging a dwelling assessment after 18 months seems to provide an unreasonably short construction period. The resolution of this matter may require a Board vote and affect the PR instructions and forms.

The Committee congratulated Leslie Everett on being elected by the Board.

Next Steps—

Committee members will continue their work individually and in smaller teams on different aspects of the Gov Docs edits.

Next Meeting— March 20, 2023.

Adjournment—

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

MEETING ADJOURNED 8:51 P.M. MST