

## Meeting Minutes from Master Assoc. HOA Board Meeting

Master Board working group meeting

Mtg Held Feb 10 at 4pm at Remax office

Attendees:

Al Berzett	President
Dan Sheffer	Vice President
Bob Sedge	Treasurer
Kelli Whitehall	Secretary
Cole Baas	Member

Meeting was called to order at 4:04pm by Al Berzett, President

Agenda:

1. CCR (covenants, conditions and restrictions) Summary review
  - a. Review Master Assoc bylaws on process for changing Architectural CCRs.

The Board reviewed the Master Declaration of CCRS dated Feb 2001, which is the latest amended CCR document. The CCR change process is specified in the bylaws to require a 75% majority vote of Master Association voting members. Master Association voting members are defined to be the Master Board and neighborhood HOA Presidents as specified in Article I Definitions.

- b. Review CCR changes we have identified

The Board reviewed the last draft of proposed changes, no additional proposed CCR changes were made. These changes are primarily removing or loosening or clarifying a few restrictions, to provide the new ARC a clearer set of guidelines to implement consistently.

- c. Review Honours golf rules and which are in bylaws

The Board identified one bylaw on golf carts in Article 12.18 and Al and Bob Sedge took the action to edit this bylaw and review it with the owners of Honours Golf Club. The edits are primarily wording and clarification.

- d. Review bylaws for the source of CCRs that are not Architectural

The Board reviewed the Condensed CCR document that was assembled by the previous Master Assoc to identify the source of each rule and restriction. The new CCR summary was annotated with the source, which was either the Master Declaration of CCRs, city ordinances, Honours Golf Club Rules, or Architectural Design Guidelines from the Community Development Code and Land Use Restrictions. The new CCR summary document will be released to all residents as soon as it is complete. This document does NOT replace the requirement to submit an

application to the AC for approval. All exterior changes require the submittal of the application and AC approval. This is a new system of documentation being implemented to preserve the agreements and approvals for both the home owner and the AC.

Please note the application has been modified to remove the adjacent neighbor signatures.

## 2. Review Action Items

1. Send the email to HOA presidents for AC nominees – Kelli Whitehall (complete)
2. Create an inventory of current home construction and locate the required submittals that were turned in to Royce. The AC will need this information to close out each new home construction, as required in the AC code and land use standard. – Dan Sheffer (in work, huge effort)
3. Get a point of contact for the new Villas to establish the relationship with the developer, and find the construction plan submittals – Kelli Whitehall (complete)
4. Get insurance quotes for the Guard gate houses – Bob Sedge (in work, waiting for quotes)
5. Compile FAQs for Website – Kelli Whitehall
6. Create Website passwords – Kelli Whitehall

The meeting was adjourned at 5:09pm.