

NOTES FROM COMMITTEE MEETING 16 APRIL 2019

The Governing Documents Review Committee met on 16 April 2019 at the Tri-Lakes Chamber of Commerce at 2PM. The purpose of the meeting was to review the HOA governing documents and start the process of developing recommendations to make to the board on how to improve these documents.

The notes from that meeting follow:

- Organizational decisions
 - Erby volunteered to take notes for the items discussed. (i.e. Notetaker)
 - Paul Baerman volunteered to lead the committee. (i.e. Chairman)
 - Attendees:
 - Committee members -Paul Baerman, Jim Fitzpatrick, JoAnne Hilton-Gabeler, Erby Youngblood,
 - Other attendees - Guenter Ihrig, Laura Kronick
- HOA Board direction
 - Changes to docs that would cost nothing
 - Changes that need to be done regardless of cost
 - How to go about clarifying the docs
 - What should NOT be changed
- Background Discussion
 - What constitutes the basic docs (Covenants, Articles of Incorporation, Bylaws, Annexation Amendment, Rules&Regs)
 - Confusion, contradiction between docs
 - Annexation doc (applies only to Eastside) vs Covenants (applies to both East and West)
- Process To Follow
 - Review all docs
 - What updates could we recommend (i.e. Declarant, telegraph, etc)
 - Using Rules and Regulations and what could we add (i.e. Maintenance rule)
 - Could we create a “Guidance” document that a lawyer could review & reply to
 - What recommendations can we make to the board
 - Board acts on recommendations (approving some, none or all)
 - Recommendations are presented for legal review
 - If changes are to Covenants, Annexation, or Bylaws, membership vote occurs, needing 67% of Owners to approve.
 - Adjust the process for the next step, as we form opinions as to how best to proceed
 - If suggestions involve the Rules, Regulations, Policies and Procedures, proceed with a rewrite/creation and present to board for approval
 - Possible byproduct of the overall process is an annotated index and/or brochure as Jim had suggested

- Miscellaneous

- The ECHO document that was sent out to the committee was cut off. A complete document will be sent to committee members. Erby will double check link, download and resend to attendees.
- JoAnne continued to recommend the use of a Rules and Regulations approach that would not need to modify base documents (i.e. Maintenance Rule) and then continue to use R&R for other issues as needed.
- Rather than “reinvent the wheel”, Erby brought up the 2014 Anderson, Dude and Lebel (ADL) review of our docs and their Maintenance Rule suggestion. Paul volunteered to check with the board as to what they decided to do in 2014 and where can we find the Insurance doc they referred to in this effort?
- Paul was also going to check with Daryl to see if he had a rendition of the Maintenance Rule based on ADL documents.
- Erby brought up the issue of a reserve study and whether or not this could be done by a lay person. Simply food for thought as this was one item suggested by ADL.

Next meeting is Mid May (now determined to be May 15th at 2PM, same meeting location). Meeting was dismissed at 3:15PM.