

High Country Pines Unit 1 Homeowner's Association
Closed Board Meeting Minutes
September 3, 2020
10:00 AM at the HOA Office

Board Members in attendance: Steve Vasey, Don Plate, Dana Christensen, LaDean Burkhardt and Kathy Somes.

The meeting was called to order at 10:05 AM by President Steve Vasey.

1. Since all Board Members were in attendance, a quorum was established.
2. The second agenda item deals with the owner of lot 52 submitting plans to the ARC to build a garage. The purpose of this discussion is to bring Board Members up to date on the issue and to discuss actions that the Board may need to take in support of the ARC.

Background: The owner of lot 52 submitted plans to the ARC for a 1600 square foot garage on August 15, 2020. The ARC reviewed the plans and informed the owner that his plans were not compliant with the Revised Architectural Guideline 4.9 which states: "... any secondary structure constructed on any lot cannot be larger in size than 50% of the original structure." Given that the house on lot 52 has a total square footage of approximately 1800 square feet, the owner is limited to a garage no larger than 900 square feet in size.

The lot and house, upon inspection, was found to have numerous C,C,&R violations and Lauren Vie, the Association Attorney, was asked if the ARC could withhold consideration of newly submitted garage plans pending the lot owner bringing his lot and house into C,C,&R compliance. Her opinion, based on law, was that the violation issue was separate and distinct from the garage plan approval.

The question now for the Board and ARC to consider is: If the newly submitted plans for the 800 square foot garage are approved based on the Guidelines, should the Board suspend action on the C,C,&R violations until the garage is complete? The other factor that needs to be considered is that this particular owner has a history of non-compliance with the

Association. Discussion was tabled until the ARC has the opportunity to review the new plans and makes the decision whether, or not, to approve them.

3. The third agenda item deals with the maintenance of the Greenbelt.

Background: Due to the ongoing drought and the lack of moisture over the past year, there are dead trees in the Greenbelt that need to be removed. A count taken in the fall of 2019 located approximately 26 trees that needed to be removed.

In past years, the contract was given to Rick Van Deusen who had established agreements with several property owners to cross their property to access the Greenbelt. However, due to the change of ownership of some of these properties, the Association no longer has permission to use these for access. An opinion by the HOA Attorney confirmed the fact that the CC&R's do not give the Association easement rights to access the Greenbelt for maintenance.

It was suggested that, possibly we could use USFS land to access a part of the Greenbelt and Dana is going to check on that. It was also decided that the Greenbelt should be walked and trees that need to be removed need to be marked, as well as their location noted so that we have a reasonable idea as to where access is necessary.

The next step would be to put out bid requests so that the contractor can walk the Greenbelt to see how many trees are affected and where access would be needed.

With winter approaching, a motion was made to put off the bid solicitation until March or April. The motion was seconded and carried.

4. Other business:

- a. A question was raised about the number of vacation rentals in our community. Steve reported that he knew of at least three and has gotten phone calls and emails from prospective buyers about vacation rental restrictions. Since there is no restriction set forth in the CC&R's,

there is little that we can do other than remind the homeowner that they are responsible for their renter's behavior and conduct.

- b. There are two members of the Board whose terms expire at the end of 2020. Dana has decided not to run for a second term, Steve will run again. A motion was made, and seconded, to sent out nomination forms as soon as possible and that the ballots be sent out in a timely manner once the nomination forms are in. The time frame and due dates will be determined at a later date.

No other business was brought up so a motion to adjourn was made and seconded at 11:03 AM.

Respectfully submitted September 3, 2020 by Kathy Somes, Board Secretary