

DRRH Unit 9 Meeting Minutes
Executive Board Meeting
November 30, 2023

Present: Miranda Wells, Alison Ulrich, Andrea Palle, Kristie Focht

CC&R's and By-laws: According to the HOA attorney, the CC&R's extend for a successive 5 year period and cannot be updated until 2027 but we can make By-Law changes at any time. Making By-Law changes would require a majority vote of at least 5% of property owners and could be done via mail or online vote. This would involve additional mailing costs as we do not have email addresses for all property owners at this time.

It was suggested that language be added to give the Board the authority to impose fines of \$25 to \$120 per year on properties in violation of the existing CC&R's. Adding this language to the By-Laws would make it easier to defend the HOA against abandonment clause claims and would provide an avenue for the HOA to enforce CC&R's as is obligated by the law. It would also hopefully encourage everyone to follow the CC&R's or work to bring their property into compliance.

This language can be added in conjunction with the changes the prior Board proposed. We can add something to the website to allow property owners to file complaints for either CC&R violations or county code violations and the HOA would file the complaint under the HOA name so the reporter can remain anonymous. A 30 day period would be allowed for property owners to respond once an HOA violation was received and reported to the owner. These are still early discussions; more is needed to fine-tune the proposed fees and language of the By-Law changes.

Signage: Kristie found the 3 signs that used to be posted along the river stating the park is private property and recommended the board re-install those signs once the ground thaws. One can be placed at the grassy area, one at the beach area, and one at the boat launch. Kristie will work on the proposed wording and design of the new sign listing the park rules which would be placed on the post that currently holds the events board, and a replacement sign for the larger wooden sign on the shed. Proposed changes to the existing wood sign include listing the street names of Unit 9 and changing the towing company name.

Alison recommended Blu-Line Towing; Kristie will reach out to see if they are interested in becoming the official HOA towing company. Andrea recommended M.C. Smith Signs as a vendor; Kristie will reach out to them for quotes. Miranda recommended cleaning up some of the existing signage, such as the No Dumping one, so the park isn't as cluttered with signs that repeat what the rules will say. Miranda also recommended cleaning up the fencing posts around the wetland area, mainly for aesthetic purposes.

Park monitoring: Some of the videos / photos are blurry so there is a concern about whether the cameras would be sufficient to capture license plates with clarity. Andrea and Alison recommended looking into Arlo cameras due to their higher quality, but someone would need to charge the batteries on a regular basis. Possibly look into solar options? And install an additional camera at the boat launch area.

Miranda is working with the Road District to install No Parking signs along Island Loop where people who do not have a parking permit have been parking and impeding the flow of traffic to the island. Kristie will

reach out to Kevin about the feasibility of installing the gate he has at the boat launch and investigate access card costs.

Alison knows of a concrete vendor who frequently has left over concrete and brought up the possibility of adding some additional concrete so people can back up to the covered area to load / unload during park events.

Events: The survey results showed that quite a few community members were interested in having events at the park and would like to explore having a weekly Movie Night during the summer. We could involve the neighborhood kids with helping at the events and working for tips and could add a Venmo option to purchase popcorn and candy and/or make contributions toward the park and related maintenance.