

Gold Ridge Forest POA

CCR Committee

Meeting Report – March 26, 2019

Property Owners Present:

Antoinette Garcia
Bill Dupree
Jeanne Harper, Chair
Jeremy Sundby
Pat Schoggins

Goal: To review the Articles of the current CCRs, continuing with Article 5, Section 2, Composition of Architectural, Committee

1. The meeting began with a **re-review of Article 5, Section 1 (b)**, Definition of Improvement. This had been discussed at the 3-9-19 meeting with no closure. The Definition of “Improvement” – The term “improvement” as used herein includes, without limitation, the construction, installation, alteration of **exterior remodeling of any buildings, exterior walls, fences, new landscape structures, solar panels, new parking pods/driveways, new structures of any kind, i.e. sheds.** In no event shall the term “improvement” be interpreted to include improvement projects which are restricted to the interior of any residence.
2. Throughout **Article 5**, the term Architectural Committee shall be amended to read **“Architectural Committee/Director.”**
3. **Article V, Section 2 - Composition of The Architectural Committee.** **The addition to this section is...”The Committee/Director shall not force the homeowner to do a design not of his/her choice.”**
4. **Article 5, Section 3 – Duties of the Committee – The entire last three lines of this section is deleted.** It said “The committee members shall be entitled to reimbursement for reasonable out of pocket expenses incurred by them in the performance of any committee functions. Requests for reimbursement shall be supported by adequate documentation and shall be submitted to and approved by, the board. “
5. **Article 5, Section 4 – Meetings -** The only change to this article appears in the second paragraph. The term “reasonable” notice was further defined as **fifteen days.”**
6. **Article 5, Section 5 – Architectural Rules –** A change to this section appears in the second paragraph which makes all of the property owners responsible financially for unpaid assessments from a property owner who has moved and sold his property. It will now read, **“The new owner will be responsible for assessments chargeable to such lot. “**
 - i. Another addition appears at the end of the last paragraph and last sentence. The words **“or of El Dorado County.”** will be inserted.
7. **Article 5, Section 6 (b) – Basis for Approval of Improvements.** The words **“El Dorado County codes”** will be added to the conformation of the owners plans and specification along with this declaration.
 - i. In the second to the last paragraph, the last three lines have been deleted and will be replaced with **The Committee/Director’s decisions will be based on**

county codes, as well as HOA policies with regard to concern for neighbors and property values. “

8. **Article 5, Section 7 – Construction Deposits** – At the end of the section, the following words will be added, “Insurance is required by the contractor. The contractor shall carry additional endorsements. No homeowner is responsible to carry contractor/construction insurance. “
9. **Article 5, Section 8 – Time Limits for Approval or Rejection** – The 5th and 6th line of this section is deleted.
 - i. In the last paragraph of this section, the notice of approval to the Applicant must be in 15 days (not 30) after the owner’s plans are submitted to the Committee/Director.
 - ii. Last sentence to read, “In case of dispute, the county and the board will need to work together on the resolution.”
10. **Article 5, Section 9 – Proceeding with Work.** Only one addition...the work on a project will commence within 1 year, instead of 6 months.
11. **Article 5, Section 10 – Failure to Complete Work** – As in Section 9 above, the time will be extended to 1 year.
12. **At the next meeting, the CCR Committee will begin its review with Article 5, Section 11, Inspection of Work by Architectural Committee.**

There were 2 items placed on the Parking Lot:

1. We will need the legal advice of an attorney to determine the feasibility of “grandfathering” for past violations in order to move forward with new CCRs.
2. Jeanne Harper was to call Jim Wassner, former Code Enforcement Officer for EDC and discuss the County Codes with relationship to enforcement of HOA CCRs.
 - a. **Mission accomplished. The county can and will enforce any violation of county codes, but will not be involved in any other kind of codes in CCR restrictions.**

The meeting adjourned at 8:00 with the announcement that the next meeting would be held on Tuesday, April 23rd at 6 PM at the Gold Ridge Lodge.