

**Gold Ridge Forest POA**  
**CCR Committee**  
**Notes from 1-22-19 Meeting**

Property owners present:

Jeanne Harper – Chair  
Antoinette Garcia  
Bill Dupree  
Pat Schoggins

Goal: To review the Articles of the current CCRs, continuing with Article 4, Section 4b

1. Before the review of the Articles began, a discussion ensued regarding some concerns about the **recent increase in property dues**.
  - a. Possible solution - Disclosure and Discussion – including specific time element for both before Board decisions are made
  - b. Mailings for all property owners cost \$475. If there is a quarterly mailing, perhaps voting could be included.
    - i. Issue – some people claim they don't receive the mailings
  - c. Antoinette volunteered to work on our web site to include the potential to do online voting, as well as more up to date "mailing."
    - i. She knows how to build a directory on the website.
    - ii. Published information can always be resent if not received.
2. Article IV – **Section 2** – changes recommended (indicated by double underline)
  - i. 2 (a) - "Not less than 120 days prior to the beginning of the Association's fiscal year, ...."
  - ii. 2 (b) - ...the Regular Assessment for the Association's Immediately preceding fiscal year without the Property Owners Association voter approval..."
3. Article IV – **Section 4** (a) – Added "Reasonable opportunity" defined as 30 days.
4. Article IV – **Section 4** (a)(v) – Added "The Association should be responsible for annual insurance inspections."
5. Article 4 – **Section 4** (b) - "within 30 days after the mailing of the notice of the Assessment." – redefined as "reasonable length of time to submit claim to the insurance carrier."
6. Article 4 – **Section 5** – Add "Need full disclosure for emergency increases in excess of 20 percent."
7. Article 4 – **Section 5** (iii) - The Board's resolution shall be distributed to the members together with the notice of assessment with full disclosure.
8. Article 4 – **Section 6**

- a. Bold the sentence 6 lines down...“Each and every assessment levied here under is further declared it agreed to be a reasonable assessment ...”
  - b. Omit Lines 8 – 11
  - c. Add: “Property owners Association to work with real estate agent to collect an unpaid POA dues at time of sale of property.”
9. Article 4, **Section 8** Except for a typo (“majority”), there were no changes, additions, or deletions, although there was some discussion about “majority of a Quorum of the Members.” In any Quorum, there must be at least a majority of “ayes” for an affirmative vote. In other words, if there are 647 property owners, a Quorum consists of 330 voters. A majority of that number would be 168.
10. The meeting ended with the agreement that Antoinette would speak at the POA meeting the following night, 1-23-19, to review the outcomes of the meeting.

The next CCR meeting will be on **Tuesday, February 26 from 6 – 8 PM**. The committee will resume with Article IV – Section 9.

All are welcome. Shared munchies were a hit! For those that cannot attend the meeting but would like to be a part of the process, please submit an email to [jmharper2@comcast.net](mailto:jmharper2@comcast.net).

Respectfully submitted,

J. Harper