

Gold Ridge Forest POA

CCR Committee

Meeting Report – March 5, 2019

Property Owners Present:

Bill Dupree
Jeanne Harper, Chair
Jeremy Sundby
Joan Fuquay
Linda Bann
Pat Schoggins

Goal: To review the Articles of the current CCRs, continuing with Article 4, Section 9, Maintenance of Assessment Funds

1. Before the review of Article 4, Section 9 began, because we had 3 new folks joining us, time was taken to read the review of the previous meeting, as well as our ground rules for participating. It was stressed again that having a secretary for these meetings would be beneficial to all. Until that time, this writer (Jeanne Harper, Chair) will send a “meeting review” to those who attended the meeting and to Karen Grabowski, Office Manager, for inclusion in GRF website and/or newsletters, whichever is timelier.
2. Article 4- 9(a) - Bank Accounts – Added “Maintenance at all times of accurate records by the financial recorder/CPA at all times.
3. Article 4 – 9(b) – Separate Accounts: Comingling of Funds – for the sake of clarity, **add “Regular”** before each time Assessment is mentioned, unless it clarifies “Special” Assessment.
4. Article 4 – 10 – Collection of Assessments: Enforcement of Liens
 - (a) – Delinquent Assessments – Add to the end of the paragraph – **“The Board will make efforts to include a payment plan in order to collect delinquent assessments.”**
5. Article 4 – 10 (b-(i) – (iv) – **no changes.**
6. Article 4 – Section 11 – Transfer of Lot by Sale or Foreclosure; second paragraph...
 - a. **Delete the section “However, such unpaid assessments shall be deemed to be a common expense collectible from the owners of all of the lots, including such a choir are, his or her successors and assigns.”**
 - b. **Add in its place “ The new owner of such property will be solely responsible for all unpaid Assessments.**
7. Article 4, Section 12 – Priorities – **no changes.**
8. **Article 5 – Architectural Control, Section 1 – (a) Architectural Committee Approval of Improvements**– It was pointed out at the 8-27-18 meeting that GRF POA does not have an architectural committee. We have an Architectural Director. **No changes have been to this section yet, but it clearly needs to be adjusted. The “enforcement “ factor was brought to the table repeatedly, but no final conclusions have been reached at this time pertaining to the adjustment of this section.**

9. Article 5 – 1 (b) – Definition of “Improvement.” This section was changed to read... “The term “Improvement” as used herein includes, without limitation, the construction, installation, alteration or remodeling **of any buildings, landscape structures, exterior walls, or new driveways. In no event shall the term “Improvement” be interpreted to include Improvement projects which are restricted to the interior of any Residence.**
 - a. **Note: The committee discussed this section for quite some time, but was unable to agree on the issue of enforcement. The committee did agree to return to this section at the next meeting.**
10. Article 5 – 1 (c) - Modifications to Approved Plans Must Also Be Approved. **The only changes to this section included using the terms “Architectural Committee/Director” in all places that use the phrase Architectural Committee.**
11. Article 5 – Section 2 - Composition of the Architectural Committee – On August 27, 2018, this committee wrote **“The Board will attempt to appoint three (3) POA members in good standing to an Architectural Committee. If unable, the Architectural Director, along with the Board, will carry out the responsibilities.**
 - a. It also appears that **the word “successor” was crossed out of the ensuing verbiage.**
(This may be an accidental scratch from a pen.)
12. **At the next meeting, the CCR Committee will begin its review with Article 5, Section 2, after reviewing Article 5 – 1 (b).**

There were 2 items placed on the Parking Lot:

1. There may be new verbiage according to current Civil Codes for “delinquent assessment” (Article 4, Section 10.)
2. We will need an attorney to double check all current Civil Codes when we have completed our review of the CCRs.

The meeting adjourned at 8:00 with the announcement that the next meeting would be held on Tuesday, March 26 at 6PM at the GRF Lodge.