

Gold Ridge Forest POA

CCR Committee

Meeting Report – April 23, 2019

Property Owners Present:

Brian Chambers
Jeanne Harper, Chair
Jeremy Sundby
Joan Fuquay, Board Member
Linda Barr, Board Member
Suzy Chambers

Goal: To review the Articles of the current CCRs, continuing with Article 5, Section 11 - **Inspection of Work by Architectural Committee**

1. The reading of the previous meetings notes was read as part of the usual process of each meeting in order to keep newcomers abreast of at least the last meeting's progress.
2. The meeting began with another **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. **There was a discussion about re-inserting "decks."**
- 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. "**
3. Once again, it was pointed out that in this document, **every time the word Architectural Committee is used, it will be joined with the word "Director"** since there may not always be a full committee.
4. Article 5, Section 11 – **Inspection of Work by the Architectural Committee/Director.**
 - a. **Subsection (c) The number 15 was substituted for 3 days thereafter.....**
 - b. **This appears in 2 places in subsection (c)**
5. Article 5, Section 12 – **Enforcement of Architectural Compliance Matters**
 - a. Subsection (b) – **Add the word "Executive" to the word "Board."**
 - b. Also, in Subsection (b) – **last line, "to any other affected party."**
 - c. **Note made to review again at next meeting.**
 - d. **Subsection (c) – Substitute the word "interested" person to "affected" person.**
 - i. In the same subsection, 8 lines down, **add to "at its discretion , not to exceed 6 months"...**
6. Article 5, Section 13 – **Variances**
 - a. Discussion on the use of the **words "interested Owners," who are they? The committee decision was to leave this question for the attorney.**

7. Article 5, Section 14 – Nonconforming Use of Properties
 - a. Other than a typo changed from “tome” to “time” in the 6th line, there were no recommendations.
8. **At the next meeting, the CCR Committee will begin its review with Article 5, Section 14, Nonconforming Use of Properties, Subsection (c), Nonconforming Improvements**

Parking Lot Question:

Check with Karen regarding foreclosures of property and if she has to indicate that the house is in compliance. Jeanne will communicate with Karen and report at next meeting.

The meeting adjourned at 8:00 with the announcement that the next meeting would be held on Tuesday, May 28 at 6 PM at the Gold Ridge Lodge.