

## GRF Special Board Meeting- May 8, 2024

Called to order at 6:00pm by president and board chairman, Jack Mermod. Directors attending: Jack Mermod, president, Bill Simonson-VP, Mark Weiner-Finance.

The board reviewed and unanimously approved the meeting minutes for the special board meeting of April 16, 2024.

Like the previous special board meeting, this meeting also began with an overview of the purpose of the meeting and the series of meetings on this subject in the future. It was explained that the current Declaration of Covenants, Conditions and Restrictions ("CC&Rs") is almost thirty years old and in need of updating because the laws have changed since the mid 1990s as well as the circumstances of life in Gold Ridge more than a generation ago. In essence, CC&Rs are mutual promises that members make to each other regarding the properties in which they live that become part of the deed to each member's property. It is important that our mutual promises reflect current realities and best practices.

Substantively, the board and members in attendance discussed two particular topics discussed at the last meeting. First, Article 3.2 on page 7 regarding Security was discussed. We emphasized that the second sentence is problematic because it provides that "members must take appropriate measures to ensure their own security." The concern is that might entitle members to build security fences on their separate interest. There is agreement that this sentence needs to be modified.

Second, much discussion about Article 2.1 c. that proposes that all tenants, regardless of their duration renting the property, "have the same rights to use the Common Areas as Members." Consensus has emerged amongst the board the board that short term lodgers using vacation home rentals should not be entitled to use the Common Areas, including the swimming pools, on the same terms as members.

The board reviewed pages 7-12. Comments and concerns were noted.

Meeting adjourned 8:15pm. The next meeting is scheduled Wednesday, May 15, 6:00pm at the lodge and zoom.