**Crestridge Estates Homeowners Association Board Meeting**

**April 13, 2023**

**Meeting Minutes**

* Board Members in attendance
	+ Albert Hanson
	+ Jeff Michaelson
	+ Eva Meyer
	+ George Danker
	+ Bill Cottle
* Call meeting to order at 6:00 PM.

Five (5) Board Members present which makes a quorum. Able to start the meeting.

* Approve meeting minutes from our December 8, 2022 meeting

Board members provided a motion, the motion was seconded. Passed unanimously.

* Treasurers report. 7 Landowners have not paid their annual dues. Account balance $19,007.00
* Review summary of proposed Bylaws and CCRs.

George Danker shared several highlights:

 One recreational vehicle allowed to be parked in back or side yard.

 Maximum of six (6) chickens allowed, no roosters.

 Mobile or manufactured homes not allowed.

 Drones only allowed for personal use in lot owners airspace only.

 Motorcycle tracks not allowed.

 Farm animals not allowed.

 Perimeter fencing not allowed.

 Junk cars not allowed outside.

 Discharge of firearms not allowed.

* Outline next steps leading up to the June 8 HOA meeting and vote for proposed CCR/By.

Must have 75 percent of the landowner’s approval to pass.

To place a vote, must be in person or by a proxy that is present.

We will designate a board member that you are able to write in as a proxy.

Lawyer is reviewing the proposed changes.

We did not want to send something out then find out there was a legal issue.

The board will email a copy to everyone that we have email addresses for.

We will mail a hard copy of the proposed bylaws, CCRs and Voting Ballet/Proxy.

One vote per landowner.

Proposed CCRs/Bylaws will be sent to the community a month prior to the vote.

* Open discussion/questions
	+ A question was asked if the final version sent out to the community would have page numbers/reference numbers. The answer is yes: both the bylaws and CCR’s will be paginated and have appropriate reference numbers. The draft versions did not have these because multiple changes would have affected the numbering and would have been confusing.
	+ A question was raised with regards to the added verbiage of “perpetuity”. Regardless of the amount of time stipulated in these documents, the process for change remains the same. They can be amended or discontinued at any time by a 75% vote of the community.
	+ A question was asked regarding additional community meetings for the sole purpose of CCR/Bylaw discussion prior to the vote. The board responded that the subject has been on meeting agendas for the past year, in addition to multiple surveys and community responses via e-mail to the board. The number of responses is a good indication of community members that are engaged and communicating their opinions have already done so. The board is thankful for their participation.
	+ Positive feedback was received with regards to the summary of changes. This will be included with the final documents that will be sent out to the community. The summary of changes will be revised to include reference numbers to the full text in the CCR’s/Bylaws. Community members are encouraged to read the entire text of both the CCR’s and the Bylaws.
* Adjourn meeting at 7:05PM