

Minutes, Directors' Meeting, December, 2009

Eagle Rock HOA

Peter Flynn (President) called a Directors Meeting following the election of Directors by the Annual Meeting of Members. The agenda was the election of officers, appointment of the ARC, setting of the annual assessment and direction to the ARC.

The following motions were approved unanimously by seven Directors:

Motion 1: The Directors agreed to conduct their meetings by e mail.

Motion 2: The Directors appoint the following officers and ARC Committee members:

President: Peter Flynn

Vice-president: Steve West

Secretary: Carsten Holm

Treasurer: Joel Gilgoff

ARC: Carsten Holm, Steve West, David Brushwood, alternate Peter Flynn

Motion 3: The Directors set the annual assessment at \$200 per Member, due March 1, 2010.

Motion 4: The Board approve the following recommendations to the ARC:

“Under the Eagle Rock Covenants, Conditions and Restrictions (CCRs) the ARC is the final authority on the approval of development plans, not the Board of Directors. However, the Board suggests that the ARC consider five items in its deliberations:

1. The CCRs give the ARC the power to collect and hold a \$5,000 Development Fee while a home is being built, to be used as necessary to repair damage to the Common Area that is not repaired by the Member building a home. The Board recommends that the ARC not automatically collect such a fee, but rather collect it when there is evidence that it is needed to protect the interests of the HOA.
2. No vegetation (planting) should be approved that would grow to exceed the height of the existing vegetation in the Common Area: tall trees or bushes that would block future views should not be approved.
3. Any planting in the Common Area, e.g. restoration of damage during construction, should be limited to natural vegetation species.

4. The ARC should consider requiring minor adjustment in roof heights to preserve view lines, provided that any adjustment would not be so great as to impair the utility of the building.

5. As per the CCRs, the primary design standard is that development will be within the building envelope, specifically no structures or walls outside the building envelope. Exceptions may be able to be made on a case by case basis for flatwork (e.g. ground level walkway or patio, which the City of Sedona does not consider to be a “structure”), in which case impact on present and future neighbors will be considered. Another possible exception would be a structure designed to protect one or more homes from runoff.”

All votes were unanimous. There was no other business raised at the meeting.

Prepared by: Peter Flynn

Approved by Directors: February 10, 2013