# CCR Committee - TPHOA

## Meeting Minutes

November 22, 2022

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| Present: | Kathleen Ferrell, Lisa Deveau, Bill Carr, Rae McInnis, Randy Godfrey, Pete Veneziano |
| Next meeting: | Tuesday, 29 Nov 2022, 4:30pm, Tartan Pines Clubhouse |

1. Announcements

Call to order at 4:32pm by Kathleen Ferrell

Kathleen welcomed everyone, and noted that we had left off on page 45 at the end of the last meeting. A present homeowner asked if the homeowners could be allowed to provide input when discussing security instead of waiting until the end. Kathleen agreed.

1. Discussion

* Security: the CCR states board et al. will not provide security. After a short discussion, it was noted the CCR identifies it will not provide security for any one individual homeowner
* A homeowner noted that since we do not seem to have the issues that we used to in the neighborhood, there is no reason to spend so much money on security.
* Another homeowner commented and asked what constitutes security? Who gets to say what type of security we have?
* Discussion ensued to include the points that security could be costly. There was previously a need, but there is no longer. If we are going to have something in the CCR about security, it should provide structure, but be flexible. We currently pay about $15000.00 for security per year, according to the budget report. A special meeting should be called to include homeowners if there is a question about hiring security.
* It was decided to keep the original language, and add an amendment that explains the structure allowed for the board to hire security; that it is explained to the community what for, how long, why, and whom will provide the security. It should be monitored and re-evaluated timely. The specific information should be in the by-laws, not in the CCR.
* Amendment: This article is for PERSONAL and INDIVIDUAL security, not the community as a whole; however, the board has the authority and may adopt security measures for the neighborhood with due cause. 1st Pete 2nd Randy. No further discussion. Unanimous decision.
* Article XIII: Partition. Language needs to stay. 1st Lisa, 2nd Bill. No further discussion. Unanimous decision
* Article IV: Annexation and withdrawal of property. Keep the same language. Again, the declarant has not changed, and as such needs to remain in the CCR. 1st Pete, 2nd Bill. No Further discussion. Unanimous decision.
* As some discussion had taken place again regarding the declarant and the difference between the declarant and Tartan Pines Homeowners Association, Kathleen will as attorneys for further information and clarification on future annexations. We will reconvene on this subject at the next meeting to determine if an amendment to this article may be warranted.
* Article XV: No changes. 1st Lisa, 2nd Rae. No further discussion. Unanimous decision.
* Article XVI: Litigation. Change the percent of homeowners from 75% to two-thirds to align with all other percentages in the CCR. Discussion took place regarding the fact that it is difficult enough to get the two-thirds; how will we ever get 75% on anything? Further discussion will be needed to discuss options for voting, considering the difficulties we have had with obtaining a quorum for elections.
* As homeowners had been providing input throughout the meeting, there was no need to open the floor.

1. Meeting Adjourned

Meeting adjourned: 5:18 by Kathleen.Next meeting will be November 29, 2022, at 4:30pm at The Tartan Pines Clubhouse.