# CCR Committee - TPHOA

## Meeting Minutes

November 2022

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| Present: | Kathleen Ferrell, Lisa Deveau, Hugh Neenan, Rae McInnis, Randy Godfrey, Pete Veneziano |
| Next meeting: | Tuesday, 22 Nov 2022, 4:30pm, Tartan Pines Clubhouse |

1. Announcements

Call to order at 4:27pm by Kathleen Ferrell

Kathleen welcomed everyone, and noted that we had left off on page 26 at the end of the last meeting. She indicated that in order to expedite this process, committee members should preview the sections to help with getting more done in a shorter period of time. In addition, we will review the entire Article, decide any amendments or changes in each section, then complete a motion for the entire Article at the end of the Article.

1. Discussion

* Article VII: Membership. Section I: revert to original language.
* Section 2: voting rights- leave in CCR, add amendment to read: Since the definitions of CLASS A or CLASS B are obsolete, strike entirety of Section 2
* 1st- Rae, 2nd Pete. No further discussion. Unanimous decision.
* Article VIII: Maintenance: Section 1- Retain original language throughout.
* Section 2- no changes
* 1st Rae, 2nd Pete. No further discussion. Unanimous decision.
* Article VIIII: Section 1- keep original language. A simple majority is not well-defined. Needs to stay at 66%
* Section 2- merely defines the types of assessments. No changes.
* Any amendments concerning Class B memberships throughout the document should also be considered obsolete.
* Section 3- Assessments. Fiscal year is 31 Dec. Reduce for disapproving budge from 75%, as we may never get 75%. Amend to read 2/3 instead of 75%.
* Sections 4 and 5- restore original
* Section 6- Class B covered under new amendment.
* Sections 7-10- restore to original
* Section 11- if it is left out we have no guidelines for future needs. Revert to original.
* 1st Lisa, 2nd Randy. No further discussion. Unanimous decision.
* Article X: Mortgagee Provisions
* Section 1- amend to change to Mortgagee Provisions
* Sections 2-6- No changes
* Section 7- Revert to original to make sure it reads as Article X
* 1st Randy, 2nd Pete
* Opened discussion that we will have one comprehensive amendment under the definitions to change any 67% numerical value for voting/members purposes to read two-thirds. We will revisit the definitions.
* Article XI: Association Insurance
* Section 1- Assessment of insurance premiums of neighborhoods and common areas of responsibility revert to original.
* Revert all sections in this article back to original. This committee agrees that both the board nor this committee hold the competencies to make any determinations and/or changes to this section. At this time, it needs to align with the rest of the CCR.
* Section 3- amend 75% to read two-thirds of homeowners.
* 1st Lisa, 2nd Hugh
* It was decided to stop at the end of this article and continue at the next meeting. One homeowner comment was made to address any grammatical errors: Will we be proofreading for grammatical errors, as there seemed to be quite a few? Kathleen assured the room that once we have completed the amendments and changes, grammatical errors will be reviewed to the best of ability.
* Votes of the homeowners: it was brought to the committee’s attention that shouldn’t the election ballots be mailed? There are quite a few people who do not do email, even if they have an email on file. We miss too many votes due to members not knowing there is an election or missing an email. Ballots should be mailed, and turn in should be an easier process.

1. Meeting Adjourned

Meeting adjourned: 5:35 by Kathleen.Next meeting will be November 22, 2022, at 4:30pm at The Tartan Pines Clubhouse.