# CCR Committee - TPHOA

## Meeting Minutes

1 November 2022

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| Present: | Kathleen Ferrell, Lisa Deveau, Hugh Neenan, Rae McInnis, Randy Godfrey |
| Next meeting: | Tuesday, 8 Nov 2022, 4:30pm, Tartan Pines Clubhouse |

1. Announcements

Call to order at 4:30pm by Kathleen Ferrell

Kathleen began with a welcome to the homeowners, including expectations for homeowners to provide their suggestions at the end of the meeting. Kathleen iterated that this committee has had three meetings, this being the fourth, and we would like to expedite the process to be able to turn over suggestions to the homeowners before January. Kathleen relayed the information that she has again spoken to two different attorneys, both who said the CCR could not be rewritten, but amendments could be made. As such, we will continue by reverting language back to the original CCR, and make suggestions for amendments through each section. Once this has been completed, homeowners will have 30 days to review and comment before a vote on the amendments.

1. Discussion

* Article V: Section I: Discussion ensued regarding what constitutes a business. The language in the original CCR seems to have been meant to keep foot traffic down. These businesses are such like Mary Kay, Ebay, etc. It was suggested to enter an amendment to read that “In reference to home businesses, the board shall be notified of the name and nature of the business and the location.” Discussion continued regarding the two-year lease change the board suggested. This cuts out military families and dictates how we can use our homes, and should not be included.
* Sections II, III, IV: Paragraph (a) in each section: provide an amendment to read: Remove language concerning building facilities owned by the Declarant for marketing and sales office, as those buildings are both not needed and there is no where for the buildings to be located. Questions arose concerning single-family dwelling issue; it was agreed the only change the board suggested was grammatical. Concerning (c), it was determined to keep the language regarding the minimum square footage.
* Section VI: Tom Morris (d) change “plot” back to “plat.” It is not a grammatical error.
* Section III: Create amendment to read: “Lighting shall be in keeping with the general design of the structure of the building.”
* For all amendments and revisions thus far: Motion: 1st- Rae, 2nd Randy. No further discussion; unanimous decision.
* Section V: The committee decided it would be necessary to revisit this section due to homeowner’s requests to define “landscape.” It was decided this information and details should be included in the Architectural Committee (ARC) guidelines.
* Section 6: Discussion of trash – language is in there, the issue is enforcement. Consequences for leaving debris in unspecified locations will be included in the fine schedule.
* Sections 7, 8, and 9: No change. 10 – Note to have guidelines reflect to read “any trees removed must have the stump grinded and removed.” 11,12 - No changes. 13- revert to original language and guidelines to reflect “senior student signs” and similar. 14 – revert to original, and add in guidelines: “No yard parking.” 16- amendment to read “Notify the board.” 18- no change. 19- change camper/boat parking to 72 hours. Amendment. Also add to guidelines for further detail. It was noted that 48 hours was also explored, but we will expect homeowner input regarding this clause. 20- Amendment to read “Exceptions may be approved by the board.” For all sections herein, motion to accept suggestions: 1st Randy, 2nd Rae. No further discussion. Unanimous decision.
* 21 – visit details in discussion of fee schedule. Otherwise, no changes. 22-23 – no changes. 24- add to guidelines that homeowners must maintain mailboxes according to guidelines. 25- Amend to read “Exceptions may be approved by the board.” 26- no changes. Motion to amend: 1st Randy, 2nd Rae. No further discussion. Unanimous decision.
* Article VI: ALL: Revert back to original language.
* The floor was opened to homeowners.
* Jim Sicklar- Is the parking on the street legal according to the city? Kathleen will find out. Also, should any property purchased be added to the regular lot, or is it separate? Question will be delegated to the attorney. In an HOA community, regarding home businesses, does the home business need to be approved by the HOA? In order to procure a business license from the city, does the homeowner need to have an approval letter from the HOA to show the city when applying for a business license? For example, AirBNB? No business means no AirBNB.
* Ed Henry: suggested to add generators to the HVAC section in the guidelines/amendments.
* Sue Neuwien: concerning satellite dishes: why do we need approval from the board? What are the rules/guidelines about having a satellite dish? Extensive discussion ensued regarding the satellite dishes. The board should not necessarily be allowed to tell us we can or can’t have a satellite dish, but in the same regards, we do not want unsightly satellite dishes posted in the front yard. They should not be visible to the street, and should be placed as unobtrusively as possible. Add to guidelines.
* Clarification was requested to show differentiation between refuse and yard debris.
* Possibility of numbers on the curb for emergency services, since numbers on the mailboxes cannot always be seen.

1. Meeting Adjourned

Meeting adjourne: 5:49 by Kathleen.Next meeting will be November 8, 2022, at 4:30pm at The Tartan Pines Clubhouse.