# CCR Committee - TPHOA

## Meeting Minutes

11 Oct 2022

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| Present: |  Lisa Deveau, Hugh Neenan, Rae McInnis, Pete Veneziano, Randy Godfrey, Allyson Turnbull |
| Next meeting: | Tuesday, 25 October 2022, 4:30pm, Tartan Pines Clubhouse |

1. Announcements

Call to order at 5:00pm by Randy Godfrey

Meeting minutes from the 27 September 2022 meeting were read by Lisa

Motion to approve minutes from 27 September meeting – 1st Rae, 2nd Pete

No further discussion; unanimous decision.

Very few homeowners were in attendance, but may be likely to the homeowner’s not knowing the meeting occurred. A microphone was in place, and the committee set up in a open discussion table format.

1. Discussion
* It was brought to the board’s attention that there was no information on the Tartan Pines Homeowners Association website. A check of the website showed there was no posting of today’s meeting visible on the home page, nor any link to the minutes/meeting information. The HOA manager should be informed that homeowners have asked that this information be posted.
* Comments were received from Troy and Linda Gordon, 507 Tartan Way via email. The comments were much appreciated by the board. Randy read through the comments for present homeowners to hear. The guidance list of restrictions and fines is still in process; Rae determined he should have the list for the committee to review in about two weeks.
* Lisa brought up Kathleen’s email to the committee in which it was suggested to keep original CCR, with no board amended changes. Instead, through review and homeowner suggestions, amendments would be added to aid in any concerns or changes that need to be addressed. This is in response to discussion at the last meeting as to the historical value of the document. Randy concluded that it is the focus of this committee to review the changes the board made first, and then move forward with any amendments. The committee decided it is not opposed to eliminating the board changes, but that we will continue to review each change and move forward after a full review.
* Continuing Section Discussion from previous meeting: Section 22. Motion by Pete to keep verbiage concerning “single family dwelling” as in original CCR. 2nd Rae; discussion ensued regarding understanding the reasoning behind the change is to discourage homeowners from renting to a houseful of people who are not related; however, the committee would prefer to keep the original, and address this issue in later discussion for amendments. No further discussion; Unanimous decision.
* Motion by Allyson to discuss Section 23 and the verbiage and definition of “Properties” and “special assessments.” 2nd Rae. It was discussed that both terms are utilized later in the document, and as such should be kept as original in the CCR. No further discussion; Unanimous decision.
* It was then brought up that all sections should revert back to the original, as this section was reserved for the basic definition of terms. These definitions are necessary to demarcate the foundational terms held within and throughout the document. Motion to revert all remaining sections (24-27) to original verbiage: Randy 2nd Allyson. Unanimous decision.
* Article II: Easement: Since we had voted to restore previous sections to Declarant, all sections originally stating Declarant should also be changed back. Section C: Put original verbiage back in. It was noted that the committee needs further explanation as to what this section allows for the declarant. We will revisit this section once we have more information. 1st motion: Pete 2nd Rae. No further discussion; unanimous decision. Regarding Owner’s Easement of Enjoyment – keep original verbiage. It was discussed that without the original language, there were concerns for future development that may involve change of ownership of common areas, easement access, etc. Motion to keep 1-5 as original: 1st Allyson, 2nd Hugh. No further discussion; unanimous decision.
* It was interjected that consistency is needed in the articulation of the percentage of homeowners needed to make changes by vote; in some areas, it notes it as two-thirds (2/3) , and others as 67%. The committee discussed the options and decided to keep two-thirds (2/3) as the mode of use.
* Easement for Golf Course- it was noted this is not a member’s course, it is a public course that is privately owned. The language in the CCR cannot be changed to reflect it as a member’s course. As such, all items on page 8 of the CCR should be kept as original. Motion: 1st Rae, 2nd Pete. No further discussion; unanimous decision.
* Easement to Serve as Property: It was reiterated that the TPHOA does not own the common areas; the golf course does. Discussion ensued regarding the widening of Turnberry Ct as example of easement as part of property. It was discussed that Section 4, which is removed in the board amended CCR, should be left out, as it is involves the owners allowing use of the common areas, which is was agreed upon that the owners do not own the common areas, the golf course does. Motion to remove: 1st Allyson 2nd Rae. No further discussion; unanimous decision.
* Article III: Additional documents. Discussion began regarding removal of Article III. However, again, the committee determined that further examination of the language and necessity of information is needed before any decisions are made regarding the Article. It was decided the committee will return to continue discussion at the next meeting.
* Randy opened the floor to the homeowners:
* Mike Moran-812 Tartan Way. Mr. Moran brought forth concern of who is responsible when renters do not comply with the CCRs. Discussion ensued regarding the fact that homeowners are responsible for their property when renters reside there. Mr. Moran expressed concern that there are times when it is difficult to reach homeowners, and at that point, what can be done. Discussion ensued regarding options and possibilities for the HOA to require certain information from renters through the homeowner’s rental policy. More information is needed regarding rental policies and responsibilities.
* Linda Gordon – 507 Tartan Way. Ms. Gordon expressed surprise that the committee had not received any other input from other homeowners since the last meeting. Conversation turned to extensive discussion regarding fees, fines, offences, etc. The committee and present homeowners agree that homeowners do not want to feel they are in a “police” state, and that there are times when certain life events occur that may get in the way of following the CCR. It was noted that whomever is completing the observations of offences should do so in a consistent and equitable way, and with regards to understanding humanity. In addition, how homeowners are notified should also be recommended as the committee considers supplementing the CCR with guidance on these issues.
* Randy brought the meeting to a close by thanking the homeowners, and reiterating that the HOA manager should be informed to include our information in a visible format on the TPHOA website. Next meeting will be 25 October 2022, 4:30pm, Tartan Pines Clubhouse.
1. Meeting Adjourned

 Motion to adjourn: 5:46pm - 1st Rae 2nd Pete. No further discussion; unanimous decision.