

Starlight Pines Ranchettes Home Owners Association Special Meeting
April 7, 2018

A special meeting was called to get community input on the adoption of a Rules and Regulation section for the SPR HOA.

The meeting notice was sent out to all the lot owners on March 1, 2018 for a special meeting to be held on April 7, 2018 at the Starlight Pines Community Center at 10AM.

1. The meeting was called to order at 10:08 am, there were 18 lots represented at the meeting with a total of 27 people attending. Board members in attendance were John Ritter and Beth Wise; ARC members present were Greg Azbell and Kathy Ritter.
2. John Ritter provided a summary of the rules and gave examples of why we need to better define particular sections of the CC&Rs. Clearer definitions will ensure everyone has the same interpretation of the specific sections within the CC&Rs to assure clear understanding of their intent. Examples of rentals, businesses and ARC rules violations were brought up and discussed.

Prior to the meeting we received e-mails, phone calls or in person communication from 18 lot owners.

14 were in favor of the proposed rules, 3 were opposed and 1 did not want any rules.

3. The floor was then opened to the members in attendance to express their views on the proposed rules and their effects.

At the meeting only 1 lot was not in favor of the rules and they already sent in their comments via e-mail.

During the discussion it was asked why the board was able to implement rules without any input from the community. One of the members stated that "we" voted them in to speak for us and they are doing just that. If they were not, it would be "our" job to elect a new board, which did represent our values.

A question was asked about how we decided on these rules and not all the other aspects of the CC&Rs. Beth and John explained that the board was listening to all the members and were reacting when multiple people were bringing up the same concerns.

The discussion was in general about how to define the term "lease" in the CC&Rs to allow leasing and not to allow any short-term rentals. Various issues with the rentals were also brought up; speeding, excessive noise, trash being left on the street, loose dogs, wandering children and gate codes being given out without any control.

The people currently renting out their house argued that they were never made aware of any incidents and therefore knew of no issues that existed. The other community

members were quick to point out that the rental issues have been brought up at the last several HOA meetings. John stated that after the 2016 meeting there was an agreement made between the current renters and the Board, that they could continue renting until Jan 2017 at which time they would stop. The renters argued that they never agreed to stop renting and are continuing to do so.

The lot owners in attendance indicated a 6 or 12 month minimum term lease would be desirable to help maintain a stable community. The board should be informed of the lease and be provided contact information for the people leasing the property.

There was minor discussion about conducting commercial business within the subdivision.

ARC rules were discussed as to why we require a construction deposit and when it gets returned to the owner.

While the community in attendance did not want to take a physical vote, based on the discussion, comments, and verbal assertions it was clear the majority of those in attendance were favor of the adoption of the Rules and Regulations. The community conveyed their trust in the Board to go forward as they saw fit relative to the adoption of the Rules and Regulations and any subsequent changes.

- 3 A Other issues brought up were:
Updating the CC&Rs and using the web site for people to review and approve them.
Types of animals allowed with in the subdivision.
Fencing approval by the ARC.
People must maintain control of their animals at all times.

- 4 Board Discussion/Vote
The board members in attendance discussed the issues brought up.
John made a motion to accept the Rules and Regulations pending research about being able to levy fines and provide a better definition of the term lease, increase the lease term from 30 days to 6 months, and add a section to require all lease agreements be submitted to the board. Beth seconded the motion and the motion was voted in 2/0.

Next steps are to get with the lawyer to work out the details and ensure the rules are enforceable, and levy fines to offending parties as necessary.

- 5 The meeting was adjourned at 11:10