

Minutes of Governing Documents Committee

1:00 PM at the Admin Conference Room
Open Meeting – September 23, 2025

CALL TO ORDER at 1:00 PM for Regular Meeting

IN ATTENDANCE - Quorum: Kirk, Tom, Brad, Terry

Kirk Pittman

Tom Pyle

Brad Wallace

Terry Carsten

ABSENT

Jim Van Heule

Chair Comments

None

Liaison's Comments

None

Approval of Minutes

Review of Aug minutes:

“Kirk was going to see if we even need to” – unclear so need clarification – asked for attorney response as to why we’re creating an antenna guidelines doc. Jim was also puzzled as to how the doc came to be. No minutes change.

Can we post our to-do list on the new website – assuming we can since clubs can.

September minutes: Tom moves/Brad 2nds. Minutes approved.

Continuing Business

Antenna installation guidelines – covering federal guidelines and VO rules. We can put these into the Rules & Regulations, or we can just put a reference to these (along with “please contact admin for permitting and info”) in the Rules & Regulations. The guidelines would then be a document for admin to use – it could even be handed out to owners wishing to install an antenna. New Dish TV actions may make the policy more in demand. Tom moves/Brad 2nd : We provide the board with option #2 as the VO antenna installation guidelines. Motion passes unanimously.

Contract Bylaw changes – Board asked for manager spending limit being set at budget time. This was added to the “from time to time” wording. Also, GM may cancel or alter any contract that is within the spending limit and authorizations. No other contract may be canceled without board approval. Changed formatting of ordered list. Kirk moves/Tom 2nds we approve the proposed bylaw changes with ordered list modifications. Motion tabled. New motion by Kirk/Tom 2nds: we approve the proposed bylaw changes with ordered list modifications with removal of parens in section D. Motion passes.

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Quiet Hour changes – review of Mesa noise guidelines. State is going to discuss HOA guidelines in upcoming legislation. Board asked about outside/inside working hours and contractors/owners working. Removed “residents” from ban on Sunday/Holiday work. Added clarification about inside work vs outside work. Inside work references Mesa noise ordinances. Tom moves/Kirk 2nds: we present this document to the board for consideration to amend or current Rules & Regulations. Terry suggests we provide Patrol with the Mesa guidelines – they can then use police to help support noise complaints. Kirk will check with Patrol to see if they already have the Mesa guidelines. We will leave the link to Mesa guidelines. Motion passes.

Board felony Bylaw changes – modified the Bylaws. “No lot owner will be eligible for election or service as a directory if they have been convicted of a felony within the last (7) seven years.” The seven years may be controversial. Are persons who serve their time eligible? Let the board decide exceptions since they will be few. Remove references to “background check” since that’s the only way we can check on felonies. Kirk moves/Tom 2nds: the proposed bylaw changes regarding felonies. Passes.

Summer Items – postponed. Quick explanation for owners present.

To-Do List – postponed. Quick explanation for owners present. Kirk will get with Terry to complete.

Discussion Items

Attorney & Condo Board response to lot owner petition. We had 3 questions for the attorney: automatic exemptions, conveyance to heirs, business limits. Linda and Kirk decided the attorney would only gum up the works and would not really change the course of the petition. Discussion about 90 days vs. longer exemption time, heirs, automatic exemptions, tracking owners down, grandfathering, home values, potential lawsuits, rental fees, corporate ownership, upkeep.

Owner Comments:

None.

Next Meeting scheduled for **October 28, 2025 PM in Admin Conference Room**

Motion to adjourn

Kirk moves (Tom seconds). Passed

Meeting adjourned at approximately 2 PM

Brad Wallace Governing Documents secretary

Date: September 23, 2025