

# Minutes of Governing Documents Committee

1:00 PM at the Admin Conference Room  
Open Meeting – October 28, 2025

**CALL TO ORDER** at 1:00 PM for Regular Meeting

**IN ATTENDANCE** - Quorum: Kirk Pittman, Tom Pyle, Brad Wallace, Terry Carsten  
Lesa VanCamp guest (future committee member)

**ABSENT**

None

**Agenda Changes**

Vote on Lesa's membership  
Terry's revisit antennae resolution policy

**Chair Comments**

Exec session after open session

Governing Documents:

Recent changes to Declaration and By-Laws never recorded at county. (Later found that they had).

Not posted on website

Architectural Guidelines included in Rules and Regs.

Architectural Guidelines included as a Governing Document (they're not)

Rules and Regs are V8.0 (only V7 approved by board)

Docs for new owners may not be correct

Kirk will get with Corporate Secretary and double check wording before submission to county

- Carol states "no such position as Corporate Secretary". Condo Secretary is responsible. Kirk agrees that Condo secretary should be responsible for oversight.

**Liaison's Comments**

None

**Approval of Minutes**

Tom moves / Kirk seconds - passed

**Continuing Business**

Terry wasn't present to present the To-Do-List

**New Business**

The board will be assigning us to look at "use of steel beams in building". Probably will work with architectural committee. Brad concerned that we should not be enforcing county laws. Carol suggests just adding wording that we must follow building codes.

**Discussion Items**

Subcommittee approach to work on items and bring it to the meeting for discussion and vote. Minor things (formatting, wording) are fine, but anything more should be open discussion.

# Minutes of Governing Documents Committee

Crystal (board treasurer) wants us to (in the future) review wording changes about excessive pre-payments and \$400 document fee. She has been asked for more information. We don't create financial policies.

Pg. 29 of Rules and Regs "Current Architectural Guidelines Rules and Regulations". We don't have a document by that specific name. Pg 39,42 have similar inexact wording. Attorney created two docs in 2024: people rules and regs, and architectural guidelines. Current board combined them for V7 Rules and Regs. Should we petition the board to allow us to remove all references to these documents that don't exist or are not part of our condominium governing documents? The current (and future) Rules & Regs will be the only people and architectural rules document. The architectural guidelines have been separated from and combined with at various times over the years. There may have to be changes to Declaration and By-Laws. The architectural guidelines are not a governing doc in our Declaration. Denise – "GM wants to make changes to architectural guidelines, so who has the authority to make changes to these documents?" Keep as one document or two separate documents? Denise – "we have a lot of rules and regs documents that are being enforced – Pet Rules for example".

- Kirk moves / Brad seconds "Request the board that we be allowed to correct the wording in the Rules and Regulations document to not refer to other architectural documents that do not exist or are not part of our governing documents".

- Tom moves / Terry seconds "Recommend the board consider separation of Architectural Guidelines Rules from the Regulations V7 document". Kirk moves "to amend to include language requiring updates to Declaration and By-Laws". Passed.

Carol – concerned we're doing spending too much time on Robert's Rules and minutia, when we should be working on other things.

Kirk moves / Brad seconds Lesa VanCamp be voted in as new board member.  
Passed

## Owner Comments:

Denise Wallace – when do By-Law changes go into effect? Immediately.

## Executive Session

Discussion about an individual.

**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: November 6, 2025