

# Minutes of Governing Documents Committee

2:00 PM at the Admin Conference Room  
Open Meeting – November 26, 2025

**CALL TO ORDER** at 2:00 PM for Regular Meeting 4:07

**IN ATTENDANCE** - Quorum: Kirk Pittman, Tom Pyle, Brad Wallace, Lesa Van Camp

Terry Carsten absent

Special guests: Chair of Architecture Committee Mike Maus, Liaison Gary Salisbury

## **Chair/Liaison Comments**

Add IRC motion from Architectural Committee will be done first so guests can leave.

## **Approval of Minutes**

Discussion if anyone has any corrections or concerns.

Brad moves/Lesa seconds accepting of the minutes for October meeting. Passes.

## **Continuing Business**

Terry wasn't present to present the To-Do-List. We could just go with the draft for discussion and posting to website.

Revisit Rule & Regs. Splitting into 2 documents or rewording a few specifics in the current Rules & Reg V8. The current wording has some errors pointing to documents that don't exist or are not in alignment with our current governing documents. Brad suggested generally offering the board options with pros and cons similar to when we did the GM spending (strikeout, blue text, red text). This idea will not fit the current problem. V8 is not "broken", the board has given the guidelines to admin via the Rules&Regs. The "architectural guidelines" is not a legal separate document. We need to remove or modify references in V8 to outside documents. Table old motion(s)? Yes.

- Kirk moves/Brad seconds that the governing docs committee request board that we be allowed to correct the wording in the Rules & Regulations document to not refer to other architectural documents that do not exist or are not part of our governing documents. Passes
- Kirk moves / Tom seconds table motions from October 28 meeting for board to consider removing people rules from the architectural rules. Passes

## **New Business**

Adoption of the IRC codes into the Rules & Regs. Why are we adding city ordinances into our rules rather than just add a reference to city policy? Two reasons: owner info and allows us to add our own rules to the code (i.e. engineer stamp). Discussion of shed language, "shall" to "may" wording in various places. Working rough draft from Tom Pyle based on adopted Board motion and rationale. Which IRC code year will be used? Make sure the wording used is "current city of Mesa..." rather than specific year. Also, check for quoting specific regs (i.e. IRC Section 302.) as they may change or be renumbered. Future proof all wording. Engineering certification cost for first owner was \$800. Goal is to have this ready for Dec Board meeting. We need to schedule a second meeting before then. Dates discussed. Tom will rework draft before next meeting. No work or back and forth other than reviewing new draft (unless it's just typos).

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## **Discussion Items**

Cancel Christmas Eve meeting? Yes. Use Early December meeting for anything new that comes up (probably nothing). Discussion of Early December meeting date/time. Dec 8 at 9am included.

Should we relax the Robert's Rules for the committee? Brad, Carol, and Kirk feel we could be less formal. Yes, but keep motions formal because they are historical documentation. Skip calling of role, voting on revisions before final motion, just discuss motion ideas before we formally move/2nd. Do we allow visitors to interject during discussions. Yes, but with limitations (time limit, monopolizing, complaining, politeness, disruptive).

## **Owner Comments:**

**Next Meeting** scheduled for **Dec 8, 2025 9AM** in Admin Conference Room

**Motion to adjourn**

**Brad Wallace** Governing Documents secretary

Date: November 6, 2025