

# Minutes of Governing Documents Committee

1:00 PM at the Activity Conference Room  
Open Meeting – July, 22 2025

## Before Meeting Chatting

We had 6 in-person residents who were concerned about the new proposal to exclude full-time occupancy. Kirk, Brad, and Linda were answering questions before the meeting, and due to the heated debate the official meeting started late.

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

### **IN ATTENDANCE** - Quorum: Kirk, Tom, Brad

Kirk Pittman            Tom Pyle        Brad Wallace            Linda Danner  
6 residents in person, multiple residents online

### **ABSENT**

Jim Van Heule, Terry Carstens

## **Chair Comments**

Explanation was presented that our task was not to approve or codify anything, but to review the board's proposal. "Welcome" to all the owners present.

## **Liaison's Comments** (Linda Danner – for Jim Van Heule)

The current proposal came from an owner's petition to disallow full-time rentals. It had gone through much discussion among the board, as well as, legal review from our attorney. The board came up with a work around of disallowing anyone to live in the park full-time because it was deemed illegal to treat renters any differently than owners. Current owners would be grandfathered in as long as they apply for a waiver within 60 days of being ratified and recorded.

Some questions from the guests were answered with more in depth explanations of why and how this came to be. There was a re-explanation for the zoom attendees because of a technical glitch at the beginning of the meeting.

The biggest concerns mentioned: How did this come to pass? Will I be kicked out? Will this affect lot values? Does exemption pass to buyers? How does this proposal meet the petitions problem of trailer trash renters? If I own multiple properties as rental (for income), can I still get an exemption? Inheritance? Voting requirements too pass this.

## **New Business**

The committee discussed the board's proposal on the following points:

- how this is applied to inheritance
- could there be an auto waiver for current owners – rather than apply for waiver
- how was the 90 days away from VO was determined – sounded good
- was using the path of no business in the park considered, and how many lots per owner constitutes a business
- how will stick built homes affect this proposal (based on defn of park model)
- how would corporation ownership of rentals be affected

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Kirk moves (Tom seconds) sending these suggestions to the board for attorney advice: adding language about heirs, creating automatic waiver, and restricting businesses from owning more than x rentals. Passed unanimously.

Tom moves (Brad seconds) to accept corrected minutes for May and April, and minutes for June. Passed unanimously.

## **Continuing Business**

Due to length of new business, continuing business will be moved to August meeting.

## **Next Meeting scheduled for Aug 26<sup>nd</sup> 2025, at 1:00 PM in ACR**

Sept and following meetings will be in the new admin conference room.

## **Motion to adjourn**

Brad moves (Kirk seconds) Passed unanimously

Meeting adjourned at approximately 1:58 PM

**Brad Wallace** Governing Documents secretary

Date: July 22<sup>th</sup> 2025