

Minutes of Governing Documents Committee

9:00 AM at the Activities Conference Room
Open Meeting – December 8, 2025

CALL TO ORDER at 9:00 AM for Regular (but abbreviated) Meeting

IN ATTENDANCE - Quorum: Kirk Pittman, Tom Pyle, Brad Wallace, Lesa Van Camp, Terry Carsten. Guests: Charlie, Laurie

Chair/Liaison Comments: Discussion if anyone has any corrections or concerns.

Approval of Minutes

Lesla moves/Tom seconds accepting of the minutes for November meeting. Passes unanimously.

Minutes, Agenda for last 6 months added to website except July. TOR also added.

Continuing Business

Review of wording on IRC language for Rules&Regs v8.

Missing words like “current” “may”, some typos

Section 10.16 “white or off white” if unable to match park model color

Corner lots may have the AZ room facing the street so no need for fire rating.

Charlie (guest firefighter) is totally against steel structure due to structural concerns that wood is actually safer due to steel’s unpredictable collapse. Stucco language seems to read that it counts as the fire rating? Reply – yes. He is happy the board and City of Mesa is finally getting this language done.

Tom will revise 10.16, 4.1.1.1, and 4.3 with red/blue/strikeout proofing along with motion.

Please let Kirk/Tom know of any other typos before board meeting.

“An Arizona room may be erected to include a patio adjoining the park model. It may be built using any of the allowable building materials from City of Mesa or current IRC construction and firewall guidelines and shall be clad with corrugated aluminum panels finished in white or off-white or the same materials and finished used by the manufacturer of the park model to which it is attached.”

4.1.1.1 “All items noted in this section have proven to provide at least a one hour fire barrier. Other materials noted include: brick, specific types of foam insulation, concrete, certain SIP panels, and intumescent paint. As a note: fibrous cement products use on the exterior does not provide any substantial fire wall. New builds that have a stucco exterior finish have an additional 1 hour already added to the firewall barrier. As the stucco method used in the park meets the 1 hour minimum requirement. Note: New builds and AZ rooms and additions are to be stamped by a licensed engineer or architect with the required building codes cited. Addition information that the material used in the building will meet the firewall requirements shall be included in the project plan.”

Tom moves/Brad 2nds, approve new wording (with edits) to be sent to the committee later – passed unanimously

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Committee let Kirk know ASAP if some more typos found, so he can get wording to the board by the 10 to place on their agenda.

Laurie (guest) suggests that wording should be put in the Rules&Regs similar to “all rules subject to Mesa regulation changes.” Kirk suggests looking at putting it at the start of section II in the future.

New Business

Lesia to meet with Terry to get AZ legal updates access through the state.

Rewrite web page committee with new wording for the ‘purpose of Gov Docs’ header based on TOR – Tom will do it

Discussion Items

None

Owner Comments:

Laurie asked if Gov Docs was going to be working with Green committee about plants. We haven’t heard anything yet.

and as above in Continuing Business section

Next Meeting scheduled for **Jan 29, 2025 2PM (not the usual 1PM)** in Activities Conference Room

Brad Wallace Governing Documents secretary