

Minutes of Governing Documents Committee

2:00 PM at the Activities Conference Room
Open Meeting – February 25, 2026

CALL TO ORDER at 2 PM for Regular Meeting

IN ATTENDANCE - Quorum: Kirk Pittman, Tom Pyle, Brad Wallace, Lesa Van Camp, Terry Carsten, Gabby Hayes. Guests: Bruce, Carol

Chair/Liaison Comments:

Kirk Pittman is stepping down due to increased responsibilities on the Board.
V9 of R&R is online. Board chair and secretary need to notarize Bylaw changes from AGM
Gabby Hayes is the new board liaison to this committee

Approval of Minutes

Tom moves/Brad seconds accepting of the minutes for January meeting. Passes unanimously.

Continuing Business

Paint pallet and dumpster fees motions will be introduced in March board meeting. Other architectural motions on hold.

New Business

The GM has a list of rule changes he would like.

Discussion about number and costs of badges. All lots are allowed 2 badges without fee – even single owners. More than 2 requires fee to be paid and guest badge issued. Admin office has been enforcing erroneous policy to owners. Gabby suggests this issue be brought up at board meeting to have officially assigned to Gov Docs Committee. Kirk states condo board has already tasked to look into guest badge situation. The term “in residence” needs discussion – probably along with Social board. Consistency in policies regarding visitor and guests between both boards is desirable. For security purposes, should guests be required to sign in even if using an owner’s second badge? An idea of disabling a guest badge until registering the guest – again for security purposes only. Action – Kirk will check with board president on confusion and see GM about urgency.

The paint pallet may be assigned to us as to where placement of the policy.

- If Rules & Regs, could be changed at any time with a board vote.
- If Declaration, would need a lot owner’s approval via ballot, but it would be much less subject to change.

The second part of Rules & Regs is really where all the architectural guidelines are, but it is often confused with a document called Architectural Guidelines. Additionally, the Architectural Guidelines (2022) document is listed under “Governing Documents” on our website, but it is not a governing document. This document should be moved on the website to a supporting documents section, or better yet, removed from all references and discarded. If Architectural Guidelines is kept, someone must be tasked with keeping it up to date with approved Rules & Regs.

Discussion Items

Minutes of Governing Documents Committee

Do we want to request the condo board to task us with Bylaw wording to require monthly financials of at least balance sheet, income/expense, and cash flow and consequences for failure to do so. Would such a task start with finance committee or gov docs, or subcommittee of members from each group? It is not mandatory that Gov Docs committee touch this, but mandatory for AGM vote. It would go in Section VI of Bylaws. Action – Brad and Terry will start a rough draft as a discussion starter.

Legislative update. Only 10 bills are active. Terry will keep us up to date on the 4 important ones. Terry had a question about what “cumulative voting” is. Lesa would like someone else to take over her legislative duties.

Question raised about why IRC wording was included in the Rules & Regs instead of a “supplementary document”. It was generally agreed that pointers to other documents should be used in the Rules & Regs, but exceptions could be made on a case by case basis. A suggestion for homeowner handbook made. We need to consider whether we want to continually check our governing documents for changes that need to be made based on state or local laws.

Gabby Hayes was appointed as temporary chair of this committee. We need to find a couple more members. Tom Pyle is also looking to leave the committee due to his new role as board treasurer.

Action – Gabby will see if GM can put a note in an email about need for new members.

Owner Comments:

Carol – the social board is reviewing their definitions of “guests”, “owners”, and “residents”. Concern about law stating the AGM notification (different than balloting) must be done by snail mail.

Next Meeting scheduled for **Wed. March 5, 2026 2PM** in Activities Conference Room

Brad Wallace Governing Documents secretary