

**Cedar Pass Ranch HOA
CC&R Committee Meeting Minutes
June 20, 2022**

Meeting called to order at: 6:45pm

In attendance: Mare Burningham, Teri Newfang, Warren Clyde, Tiffany Felix, Craig Whiting

Committee members absent: Avalie Muhlestein

Committee Business:

The HOA Board has not looked at several of the articles sent to them by the committee. Mare believes the delay is due to issues from before the current Board. The committee discussed if it would help the process move forward if the Chairperson requested a special HOA Board meeting where the only item on the agenda is to discuss the backlogged articles. The committee is anxious to wrap up the project and present it to the membership for their education and vote.

Motion by Craig: I move that the committee authorizes the Chairperson to request that the HOA Board have a special meeting to review the articles that haven't been approved so the Board can discuss and approve them. Motion seconded by Warren. Vote by the committee was unanimous.

Article I:

The Committee continued to read through and discuss the work the committee has done on "Article I, Definitions" over the course of the rewrite project.

- 1.30, Facilities (new definition)
- 1.31, Gross Living Area (GLA) (new definition)
- 1.32, Guest (new definition)
- 1.33, Improvement (new definition)
- 1.33, Improvement (change to existing definition)
- 1.34, Invitee (new definition)
- 1.35, Loafing Sheds (new definition--Mare will check to see if limiting language is in Article 3. If so, will strike from the definition)
- 1.36, Lot (change to existing definition)
- 1.37, Management Committee (new definition)
- 1.38, Manager (no change to existing definition)
- 1.39, Member (new definition)
- 1.40, Mortgage (no change to existing definition)
- 1.41, Notice and Hearing (change to existing definition)
- 1.42, Notice of Variance Request (new definition)
- 1.43, Notice of Variance Request Response Deadline (new definition)
- 1.44, Notified Lot Owner (new definition)
- 1.45, Outbuildings and Similar Structures, A. Large Outbuilding, B. Small Outbuilding, C. Exempted Structure, D. Storage Container, E. Greenhouse (new definition)

The committee will pick up with "1.46, Owner" at the next committee meeting, June 27, 2022.

Adjourn:

Motion by Warren: I move that we adjourn. Seconded by Teri. Vote by the committee was unanimous.

Meeting adjourned: 7:57 p.m.