

**Cedar Pass Ranch HOA
CC&R Committee Meeting Minutes
June 27, 2022**

Meeting called to order at: 6:37 p.m.

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

Committee members absent: Avalie Muhlestein

Community member in attendance: James Cable

Committee Business:

Mare reported that she hasn't heard back from the Board regarding the committee's email request asking for a special meeting to review all the outstanding articles the committee has sent to the Board. The committee won't hold any additional meetings after finishing Article I until it hears back from the Board, as everything will be finished up until that point.

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.

1.46, Owner: The committee discussed the meaning of "aggregate fee simple interest". Mare added a note to ask the attorney if there is a simpler way to describe the phrase; can the committee strike the word "aggregate" without changing the meaning of the phrase?

1.47, Person: (no change to original definition)

1.48, Plans and Specifications: (change to original definition)

1.49, Public Utility Easement (PUE): (new definition)

1.50, Record, Recorded, Recordation: (original definition)

1.51, Screened: (new definition)

1.52, Short-term Rental: (new definition)

1.53, Small-scale Business: (new definition)

1.54, State: (new definition)

1.55, Street Monuments: (new definition)

1.56, Subdivision: (change to original definition)

1.57, Tenant: (new definition)

Original section 1.23, Period of Grantor's Control: removed as there is no longer a Grantor

1.58, Variance: (change to original definition)

1.59, Variance Request: (new definition)

1.60, Variance Request Form: (new definition)

End of definitions.

The committee completed a full, final read-through of all of Article I.

Motion by Craig: I move that **Article I be submitted to the Board for review and approval.**
Seconded by Warren. Vote was unanimously approved by the Committee.

Mare will request that the Board review Article I at the next Board meeting, July 7, 2022. Craig will present the article if the Board agrees to put it on the agenda. Mare encouraged Committee members who are able to attend the meeting.

Previously Scheduled Meetings:

The work of the committee is finished.

Motion by Craig: I move that we **cancel the meetings that we had on our upcoming schedule** and that we only meet again if there is a special reason to meet. Motion seconded by Tiffany.
Vote was unanimously approved by the Committee.

Article Summaries:

The Committee again discussed the need to write summaries for each article regarding the changes the Committee made. The purpose of the summaries is to give HOA members a quick guide as part of the upcoming member out-reach in preparation for the member vote on the proposed updated CC&R document. Mare has finished some of the summaries. Craig, Warren, and Tiffany will complete their previously assigned articles before the HOA annual meeting scheduled in August 2022.

Adjourn:

Motion by Craig: I move that we adjourn. Motion seconded by Teri. Vote was unanimously approved by the committee.

Meeting adjourned: 7:59 p.m.