

SFTR Governance Document Review Committee Meeting Minutes (Recap) 14 March 2023

Location: Various

Recap: These minutes reflect actions taken since May 2022. Minimal meetings were held as described below.

2 June 2022: Mark Thomas and Bill Nielsen briefed a quorum of the Association's Board of Directors on the suggested updates to the CCRs and provided a proposed ballot for the upcoming (October 2022) annual Owner's Meeting. The majority of what was presented to the Board entailed a reorganization of the document for clarity and flow. The reorganization, typos, and with minimal exceptions, all suggested changes were approved. It was proposed and approved that the ballot would not ask Owner's to vote on the reorganization, every typographical correction, or rewrite for clarification purposes. If the intent was not changed, voting is not required. Those Items submitted for vote will be limited to new content or significant content modifications.

The Committee representatives briefed the Board that with the reorganization it was determined that some items could/should be incorporated into the Bylaws thereby eliminating the need to have the subject matter in the CCRs. It was recommended that the end products reflect that the CCR's are owner's responsibilities (living in an HOA/POA) and Bylaws are intended to cover the management of property owners' association.

The reorganization was approved however it became apparent that a cross reference depicting an existing paragraph to a new paragraph will greatly ease the understanding in what is being proposed.

11 ballot measures were proposed, six were board approved for owner's vote and 5 were disapproved.

Approved

- Removing the public posting of accounts in arrears from the SFTR website
- Owner responsible for keeping their contact information up to date (very important for the association office and general communication)
- Owner's responsible for conduct of their visiting family, guests, and contractors
- Sanitation, construction debris removal, and on-site permit availability
- Procedures for filling in-term board vacancies, and
- Term limits

Not approved

- Restrictions on guest parking
- Restrictions on Conex shipping containers

- Restrictions on radio antennas
- Restriction on energy generating windmills, and
- Restrictions on decorative windmills.

Per legal counsel recommendation, all changes to the governance documents of the Association should be held in abeyance until after the exit 2 lawsuit appeal is heard and the lawsuit is concluded. This will prevent the presentation of the CCRs to the owner's until after the 2022 annual owner's meeting.

Next Meeting: TBD following a summer break.

22 Oct 2022

Members Present: Bill Nielsen, Rick Kinder, Joe Richards, Mark Thomas,

Members Not Available:

This meeting was called to kick off the effort required to update the Association's Bylaws (June 1990). The committee discussed a proposed near total reorganization of the document as depicted below:

- Opening paragraph containing purpose statement, precedent/amendment, and supersession statements.
- Table of Contents
- Article I: Definitions
- Article II: Organization
- Article III: Fincal or Finance or...
- Article IV: Association Meetings
- Article V: Governance Documents

After a general agreement that this approach appeared good, taking this outline and developing a first cut look at a new proposal would be the next logical step. Tasker: Bill

Next Meeting: TBD, after the new year.

23 Jan 2023:

Shared the first draft of the proposed new Bylaws format. Time was spent verifying the cross references between exiting and proposed documents. Additional corrections were identified.

Tasker: Bill to continue incorporating changes and provide committee with the updated version for the next meeting.

Next meeting: 4 March 2023, 9:00 – 11:00 am, Metro Operations Center

4 March 2023

Members Present: Bill Nielsen, Mark Thomas

Members Not Available: Rick Kinder, Joe Richards

Continuation of document review (ver4) beginning the methodical line by line, page by page review for correct location and content in the document. It was determined that version 4 contains a very long Article II (Organization). Members present determined it best if Article 2 was broken down into separate articles. Potential breakdown as follows:

- Article II: Organization (2.1 thru 2.3.4)
- Article III: Directors (2.3.5 thru 2.6)
- Article IV: Terms of Office (para 2.7 thru 2.13)
- Article V: Committees (2.14 thru 2.16)
- Article VI: Fiscal, Finance, or....
- Article VII: Meetings
- Article VIII: Governance Documents

Additionally, it was discussed the need to begin developing a list of topics that could eventually be presented as Policies or Regulations of the Association. i.e.

- Policy on Lien and Foreclosure process/procedures

Tasker: Mark to present version 5 or.... To committee member for review prior to next meeting

Next Meeting: 6 May 2023:

Ensure that those items to be removed from CCR's and included in the Bylaws are correctly and completely identified and subsequently incorporated into the Bylaws.

Continue methodical review of Bylaws