

# MINUTES

## CC&R REVISION COMMITTEE MEETING

October 22, 2018

Glenshire Clubhouse

6-7:00pm

6pm Call to order, roll call

Present: Peter, Jamie, Colleen, Charles Absent: Bobbie

6:05 - 6-10 pm Public or committee member comment – limited to 3 minutes per person

None

6:10 – 7:00 pm - In no particular order:

10/15 Minutes approved unanimously

### **1) Review CCRs Definitions, Articles 1,2,3**

### **2) Create list of action items for CCRs Definitions, Articles 1,2,3**

Article 1.18: Majority of a Quorum, should we lower the bar to save money on judicial processes?  
Define by simple majority.

Peter: A good idea, and would save money. However, some overarching ByLaws, CCRs, etc. should likely have a high bar, and engage as much of the members as possible – i.e. the current 50% Quorum, +1.

Charles: Would possibly put too much power in the hands of a 5 person board. All agreed.

Will ask attorney about efficacy of lowering bar to save costs on judicial process, what are options without sacrificing transparency and engagement of members.

Colleen: 1.26 had questions about occupancy limits.

Charles/Peter: Town of Truckee uses HUD metrics it is thought, 2 people +1 per bedroom

Colleen: 2.03 (rename section from 'Section 3')

2.04b Contract Purchasers – clarify that owner is still liable for

Peter: People STR (renters) not allowed to use common facilities (pool, clubhouse, tennis courts)  
Long term rentals (longer than 30ndays) still would be able to

1.26: Single Family Residential Use change to Year Round Residential Use

2.03: remove "to a single family"

Ask attorney for better language to use for “single family”, to retain meaning, but avoid pitfalls of definitions. Suggest “year round residential”

STR Rental rules as approved by board integrated here.

Other protections – prohibiting STR outright for new owners (would not apply to current owners), and second home density restrictions. All strategies to protect the year-round residential flavor (i.e. restrict infiltration of second home owners) of Glenshire, but has potential costs in terms of property values, etc. Will pose strategies to members in public forums to gauge response.

Section 2.04 – add requirement to notification of governing documents at point of sale that purchasers must designate the house a primary vs. secondary residence. This will also need to be designated annually when people pay their dues.

3.04 – Add email to written notice

Membership and Joint Ownership language – attorney to address LLC strategy to hold deeds.

### **3) Confirm next meeting time**

**Nov. 5<sup>th</sup>, 6pm : Review Article 4 in CCRs**

**7:07pm Adjourn Meeting**

**Colpitts 5305821212**