

The Terrace Homeowners Association (B)

Board of Directors Meeting

March 30, 2017

A meeting of the Terrace Homeowners Association Board of Directors was held on Thursday, March 30, 2017 at 6 pm in the Brush Creek Pavilion.

1. **Call to Order**. The meeting was called to order at 6:10 pm by Michael Dunlevie. Directors in attendance were Michael Dunlevie, Mike Vaughn, Ken Nager, Paul Novak, Scott Schreiner, Matt Hayden, Cristian Basso, Deb Jordan and Jane Tully. Mary Kerst and Andrea Wentland were absent. Also in attendance was Eileen Jacobs of Mountain Caretaker. A sign in list of owners in attendance is attached to these minutes.
2. **Member Open Comment**. Members in attendance offered comment regarding the recent letter that was sent informing owners that the Board does not have the authority to grant a variance from the restriction prohibiting RVs within the Terrace. Comments ranged from those supporting allowing RVs with seasonal and size restrictions to those who wanted no restrictions at all and those who would like to see the current restrictions remain in place. It was also noted that there are other issues facing the Terrace that should be considered when amending the Declaration, including short term rentals, number of vehicles, chicken coops, trash cans, etc.
3. **Approval of Minutes**. The minutes from the January 31, 2017 meeting were approved unanimously as corrected. Corrections were to change "August" to "April" and also changing the language in section 10 where the word "approving" is changed to "suggesting".
4. **Financial Report**. The financial report was deferred to the next regular meeting of the Board.
5. **Committee Reports**.
East Entrance. Various boulders have been reviewed and discussed via email. There were various opinions offered but no dissenting votes. The Committee (Gary Hill, Mike Vaughn, and Andrea Wentland) were authorized to move forward with the selection of a boulder at a cost not to exceed \$6,500.
6. **Old Business**.

Governing Documents Amendment. Considering feedback from the homeowners regarding the Board's lack of authority to grant variances to allow owners to park restricted RVs on lots within the Terrace, the Board considered a motion. Upon motion duly made and seconded, the Board approved by a majority vote: That the DCC and Board of Directors suspend the levying/assessment of fines for a violation of the provision of Article VIII(3) of the Declaration that restricts the parking of campers, recreational vehicles, boats or trailers on any lot except in a closed garage, or screened parking area, until the completion of a formal survey to determine

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membership support for this provision as written. There was one opposing vote.

7. **New Business.**

Survey. The Board had been discussing hiring an independent survey consultant to formulate a survey for owners' response to quantify data as the basis for the Declaration amendment or rewrite.

Upon motion duly made and seconded, the Board unanimously approved hiring an independent firm to draft a survey and implement the survey after Board approval. Said survey will be completed within six months or sooner.

Meetings. Given the task at hand, i.e. survey and Declaration amendment, the Board agreed that monthly meetings were needed. The Board will hold a work session every other month, in between regular Board meetings, on the last Thursday of every other month beginning Thursday, April 27th.

8. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs