

# Terrace Homeowners Association (B)

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Meeting of the Board of Directors

8/22/2016

1. **Call to Order.** The meeting was called to order by Michael Dunlevie, President, at 6:35 p.m. Directors in attendance were Jane Tully, Michael Dunlevie, Andrea Messier, Matt Hayden, Scott Schreiner, Paul Novak, Mike Vaughan and Deb Jordan. Homeowners in attendance were Bill Douglas, Gary Hill and Lisa Gable. Also in attendance was Eileen Jacobs of Mountain Caretaker.
2. **Member Open Comment.** Bill Douglas asked the Board to have the culvert under bike path and open space by Lot 86 looked at. He suggested a grate might be needed to keep animals from making nests and other debris from clogging the culvert. Michael said it needs to be confirmed with the Town as to who's responsible for the culvert before doing any work. Bill suggested it be inspected annually. Michael will contact Town about responsibility for maintenance.

Bill also commented on Item 6 on the agenda noting that the survey was not formal and didn't require registration which potentially may have allowed some owners to vote more than once. He is concerned that the Terrace could potentially turn into similar neighborhoods that allow rv vehicles. He does not want to see the Association give up control of these vehicles. Would like to see this issue addressed in an open forum with all owners invited.

3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the May 31, 2016 meeting were approved unanimously.
4. **Financial Report.** Financials were sent and reviewed in advance and there were no questions.
5. **Committee Reports.**
  - a. **East Entrance.** The plan was circulated to all directors with mixed comments on the plan as designed by Ceres with owner input. Only approval at this point is that the 2015 board liked the Ceres plan as drawn enough to approve estimates. Terrace sign is once again missing letters. They have been glued back on numerous times. A smaller stone etching was suggested to fit into that place, or possibly wood. Scott motioned to approve up to \$300 to permanently affix letters or other signage to the monument. The motion was seconded and unanimously approved. Paul Novak volunteered his wife to make a recommendation for a design to fix the sign.
  - b. **Declaration Amendment.** Scott acknowledged the survey had its flaws, specifically, that registration was not required. The survey was more information gathering than a survey upon which a decision would be based. Jane asked about the process of the Governing Docs Committee (Michael Dunlevie, Scott Schreiner and Matt Hayden), saying she thought it was going to be a committee reviewing all governing documents

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and making a recommendation. She thought it was premature to be making changes to the docs before the meetings that were supposed to be held. Scott said he thought it would best to approach a Declaration amendment from the bottom up, getting the language right in the lower docs first.

Discussion ensued regarding whether or not trailers should be allowed until such time as the Declaration can be amended. Some were concerned about not enforcing Article VIII in the Declaration and other thought that as long as it was done consistently, the Board had the authority. Others thought the variance process was the proper process given the Declaration's prohibition on RVs.

Deb said she doesn't think making a change is necessarily responding to the survey, as it has been very apparent that a large majority of homeowners want to be able to keep their RV on their property, at least in season.

Management acknowledged there is a disconnect between all the various entities involved in enforcement such as the code compliance officer, Jeff, issuing notices, Eileen Jacobs receiving applications and requests, and Karen Nulle responsible for the fines. It is confusing for owners and does not allow for a seamless process. Eileen will try to find some time to create a more streamlined process that can be reviewed by the Board.

6. **Repeal of Article VII(3)**. No action was taken on repealing Article VIII(3) as most agreed this was premature.
7. **Rules and Regulations**. Scott proposed some changes to the Rules, but no action was taken.
8. **Code Enforcement/Compliance Report**. It was noted that almost 90% of the citations and staff time is on recreational vehicle variances. One Director said she would like to see stepped up enforcement of trash cans that are left out, but since trash cans are not required to be kept in a garage or other storage unit, no action was taken. It was suggested that education would probably improve the situation and Mike suggested a flyer be created to give to Board members who could post on owners doors reminding them of the danger of putting trash cans out too early before pickup.

Mike Vaughan reported that he has been calling the Town of Eagle in an effort to get increased patrols to cite parking on the street and in the Town park. Other Board members who shared Mike's concern are encouraged to call the Town to ask for more regular enforcement.

Michael asked that the code enforcement report be sent to the Board monthly.

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9. **Old Business.** Scott reported he is still working with the Town to complete the crosswalk project.
  
10. **New Business.** Ken Nager and the Board thanked Andrea for coordinating the summer party. There was a great response. Pizza and non-alcoholic beverages were served.

The next regular meeting of the Board is scheduled for September 27<sup>th</sup>, due to the shifting of the July meeting to August and the budget prep, the consensus was to hold the next meeting on October 25<sup>th</sup>. This will be the Board's budget approval meeting with the owner ratification meeting scheduled for November 29<sup>th</sup>. Scott suggested the decision with regard to the online election be made at the November meeting.

11. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: \_\_\_\_\_  
Eileen Jacobs