

# **Minutes of 2013 Annual Property Owners' Meeting**

**(Approved January 25, 2014)**

The Annual Meeting was preceded by a general discussion about revisions proposed to the CRS POA Bylaws and the CRS POA CCRs. The discussion was led by Larry Wright, President. Mr. Wright first stated that very few comments were received from property owners' regarding the proposed revisions and the comments which were received arrived after the comment period had ended. Brent Fisher, a member of the revision committee, reviewed the revision process for property owners present at the annual meeting. He advised that the process included sending a working copy of existing language together with proposed revisions in sections to property owners for review and comment in the spring and fall of 2012. A final version of the revised bylaws and CCRs was sent to property owners for final review and comment in November, 2012 with the ballot for rejection or acceptance being sent in December, 2012. Property owners discussed the balance between having CCRs that are broad and flexible versus CCRs that are too restrictive. Following discussion, Mr. Wright announced that the Bylaws were accepted as revised by a majority of the quorum necessary to pass the revisions. However, revision of the CCRs required a 51% majority of lots owned in CRS, and an insufficient number of ballots were received to pass the revisions. Discussion then ensued on a single amendment proposed to change the CCR voting rule to require only a quorum rather than a majority of lots to pass revisions. Mr. Wright advised that the CRS Board would discuss this issue at the next Board meeting and determine how to proceed. Mr. Wright then moved to the business of 2013 Annual Meeting.

## **ANNUAL MEETING AGENDA**

- 1) President Larry Wright called the Annual Meeting to order with forty-two lots (37%) represented.
- 2) President Larry Wright stated notice of the Annual Meeting was mailed to property owners on December 17, 2012.
- 3) Minutes of the 2012 Annual Meeting were reviewed. President Larry Wright then made a motion that the minutes be approved as written. Mr. Stephen Nash seconded the motion. Motion carried by acclamation.
- 4) Under report of officers, President Larry Wright first thanked all volunteers who had served on committees, helped with projects in CRS and assisted with social events held throughout the year. Mr. Wright then discussed the issue of road and public area maintenance. An ongoing issue involves the growth of Roosevelt Willow which encroaches on right-of-ways, damaging the road structure and

resulting in obstruction of view. Proposals to deal with this issue were discussed and Mr. Wright advised that the New Board would take up this issue at the next Board meeting. Mr. Wright also advised that the landscaping around the entrance gate is in need of attention and this will also be an issue for the Board in 2013. Ms. Leigh Harvey, owner of the lot adjacent to the entry way requested that she be informed of any significant changes to the entry way prior to work commencing. Mr. Wright acknowledged her request.

Mr. Doug Campbell, treasurer of the POA, reviewed the annual treasurer's report (attached).

He addressed the issue of delinquent property owner's fees and the filing of liens on delinquent properties. The issue of rising costs related to copying and mailing was discussed. Mr. Nash suggested using e-mail rather than USPS, when available. Mr. Wright suggested the Board pursue this option.

5) Under Committee Reports, property owners present received a copy of the report of each committee chair. Mrs. Jody Lester, Chair of the ARC, added approval of the proposal for the Rose residence to her annual report.

6) Under Unfinished Business, President Larry Wright stated that the Bylaw revisions were approved. The CCR revisions failed secondary to an insufficient number of votes being received.

7) Under New Business, the proposed Budget for 2013 was reviewed. Mrs. Lester made a motion to approve the budget as proposed. Mr. Fran Berns seconded the motion. Motion carried by acclamation.

President Larry Wright asked property owners willing to serve in a volunteer capacity to the POA complete the volunteer form and return it to any one of the Board members.

8) President Larry Wright called for questions regarding the adequacy of reserves. No questions were received.

9) President Larry Wright announced that Brent Fisher and Rick Guerrero had been elected to fill the current vacancies on the Board.

10) There being no further business to address, Mr. Wright moved for adjournment of the meeting; Mr. Nash seconded the motion. Motion carried by acclamation.