

**Open Session Meeting Notes**

In attendance: President - David Richardson, Treasurer – David Richardson

Members at Large - Theresa Springer, Carol Hoke

Open Session Called to Order 3:35 p.m.

Board Discussion:

1. The board discussed a previous board's discussion (from 2022) as to allowing the DRC to make minor decisions on their own without having the board involved as a way to provide even-greater response to some specific DRC requests from homeowners. The board agreed to review with the HOA's attorney in executive session.
2. The board voted to move into executive session at 3:50pm (DavidR – Yes, CarolH – Yes, TheresaS - Yes, 0- No)
3. The board came out of executive session at approximately 4:33pm
4. The board voted (DavidR – Yes, CarolH – Yes, TheresaS - Yes, 0- No) to affirm its original decision from February 8 to Lot #53's request for further consideration to increasing the footprint of her fence.
  - a. The board has continued to state it will honor the original 160sqft footprint approved in February 2022 with the original site plan.
  - b. The board has also provided a compromise solution to allow the footprint to increase to ~169sqft, utilizing the structure that is there today, to what is assumed to be the least-cost impact to the homeowner to complete the structure, by removing eastern-most posts and completing the design in line with documentation provided by the homeowner in February 2022 when originally approved.
  - c. The current footprint is nearly 260sqft. The homeowner is agreeing to remove the eastern-most posts, but is requesting to extend the northern edge back to its originally approved distance of 20ft end to end, which would give the resulting structure a footprint of nearly 260sqft again. And require removal of current slats on the northern side that are currently in place.
5. The board noted that in discussion with Jeremy James it was noted that in our CC&R the board must review and approve all approval coming from the DRC. The board notes that none of this discussion was in any way a comment on action the DRC has not been doing to date – the DRC had made this inquiry to the board as a way of trying to increase response times to homeowners when contractors were waiting on decisions.

Open session ended around 4:45pm

These minutes were approved by the board in the April 18, 2024, open board meeting.

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