

**COVENANTS, CONDITIONS, & RESTRICTIONS  
CONTROL COMMITTEE  
SPECIAL MEETING**

Saturday, April 06, 2002  
9:00 a.m.

The Mitchell Residence  
1449 Springview Road  
Santa Ysabel, CA

1. **Attendance:** President Ellis called the meeting to order at 9:08 a.m. Those attending were: George Ellis, President; Ray Mitchell, Vice President; Robert Franke, and Robert Gans, Directors; and Joyce Gans, Executive Assistant to the Board. Director Pete Miller was absent. Guests attending were: Ed Huffman, Dean Stowers, and Paula Lutes.
2. **Approval of Agenda:** A motion was made by Director Franke and seconded by Director Gans to accept the agenda as it appears on the Community Bulletin Board. The motion passed.
3. **Approval of Minutes:** Minutes from the Special Meeting of the Covenants, Conditions, and Restrictions Control Committee held on February 2, 2002 were reviewed. A motion to accept the Minutes as written was made by Vice President Mitchell and seconded by Director Franke. The motion passed.
4. **Board Review and Approval of Proposed New CC&R's:** President Ellis distributed copies of three changes he was recommending for clarification purposes. Item #1 on Page 10 permits the current board to "APPOINT an INTERIM BOARD to replace them if they resign before a vote is taken to elect a new replacement Board from the community." Item #2 on Pages 11-12 modifies the last sentence of Item 20 to "require the Board to only retain plans for one year after completion of construction (versus keeping them indefinitely). Item #3 relates to Item 34 relating to Special Assessments, "reduce the percent change without a vote for regular assessments from 20% to 10%. Eliminated the requirement for a quorum vote of all Lot owners to increase a regular assessment above 10% in a year (instead a majority of Lot owners voting)." Vice President Mitchell expressed concern on this item having an assessment with no top limit on how high the fee goes. Discussion followed at length with the final consensus that the assessment would be \$5 per quarter with the possibility of a maximum 10% increase per year with a cap of \$7500 on the total fund. There will be an additional sentence allowing the Board to revisit the provisions of this issue each year. The cap could not be raised without the vote of the community. A motion was made by Director Gans and seconded by Vice President Mitchell to accept this change. The motion passed.

Dean Stowers expressed concern about item #11 pertaining to vehicles allowed on the property. It was decided that "work vehicles" would be added to the paragraph.

Concern was also expressed on Item # 24: Access to Lots. Several attendees expressed concern over this item. It was pointed out that this provision has existed on the original CC&R's since inception. Following much discussion a motion was made by Director Gans and seconded by Vice President Mitchell to remove this item from the document completely. The motion passed.

Item # 35 pertaining to the use of regular U.S. Mail for notifying the lot/homeowners on issues. It was decided that it is understood that Certified mail would be used for sensitive issues.

A final vote on the following amendments to the proposed CC&R's was called for:

1. Eliminate paragraph # 24
2. Add "work vehicle" to paragraph # 22
3. Include a \$7500 cap with a provision to revisit this item annually

A motion was made by Director Gans and seconded by Director Franke to accept the CC&R's as amended above. The motion passed

4. **Community Approval:** President Ellis presented some ideas to consider prior to any community meeting being held: There will certainly be community members who have not attended any meeting and have serious concerns about specific items. It was pointed out that Unit 3 would need a 2/3 vote of the home/lot owners in order for that unit to be included in this process. President Ellis requested that each Board Member talk with as many residents as possible to explain and listen to concerns. Any lengthy questions/discussions should be directed to President Ellis or Director Gans, only.

President Ellis has prepared a cover letter to go out to all home/lot owners. Prior to the final mailing, President Ellis requested that he be provided with any input or recommendations. Board members have one week to submit these. President Ellis will then finalize the letter and prepare the entire package consisting of:

- Cover Letter
- Ballot with SASE Envelope
- Copy of New CC&R's
- Copy of Old CC&R's
- A map showing the area of each Unit.

President Ellis requested that Ms. Gans assist with the actual collating and mailing of these packages.

5. **Adjourn:** There being no further business, a motion was made by Director Franke and seconded by Vice President Mitchell to adjourn the meeting at 10:49 a.m. The motion passed.

Respectfully submitted,

Joyce Gans  
Executive Secretary to the Board