

**BY-LAWS AND RESOLUTIONS ADVISORY COMMITTEE  
MEETING MINUTES  
ADMINISTRATION BUILDING  
SEPTEMBER 13, 2011**

The meeting was called to order at 9:00 am by the Chairman Jim Trummel. Present in addition to the chairman were Committee members Chuck Choate, Jill Odierno, and Paulette Mari and Board Liaison Dave Stevens.

There were no Association member comments

The agenda for the meeting was approved.

**Resolution Action before the Board was reviewed:** Draft Resolution M-02 Amenity Policy was considered at second reading in a Special Meeting of the Board of Directors on August 10, 2011. After an extended discussion, the Board did not approve the draft. Subsequent to the Special Meeting, the Association President requested the assistance of Committee Chairman Jim Trummel in reviewing the provisions discussed by the Board. Under the direction of the President, a new draft was prepared and has been submitted to the Board.

**Resolutions for Review:** Resolutions F-01, F-02, and F-03 were previously selected for the two year review. The Chairman reported that copies have been sent to the General Manager and Budget and Finance Advisory Committee chair for comments. Dave Stevens has been asked to review and comment for the Board, including communicating with Board members, as necessary. Comments have been requested by October 1, 2011. Jill Odierno commented that the useful life and cost per item in paragraph 3.c of F-03 may need reconsideration.

**End of Year Report:** Jim Trummel commented that an End of Year report, as of September 30, is to be submitted to the Board by October 31. This report is specified in Resolution C-01 and a format is included in the Resolution. A copy of the 2010 report was distributed to Committee members. A draft of the 2011 report will be available for discussion at the October meeting.

**Association Charter:** Paragraphs 1 and 2 of Article THIRD were discussed.

a. Paragraph 1: There was a discussion of the purpose being "To further and promote the community welfare of property owners...". A suggestion to the Board from September 8, 2006 is to the effect that consideration should be given to clarifying property owners to mean owners of real property (not personal property) and include the welfare of renters as a purpose. It was noted that the Declarations of Restrictions specifically refer to "The general purpose of the OPA is to further and promote the community welfare of property owners in the Subdivision." It was also commented that promoting the benefit of the owner would also benefit a renter. There was discussion of adding information to this paragraph that includes a physical description of the Subdivision. An approach suggested was to make reference to the Section descriptions as contained in the various Section Declarations of Restrictions.

b. Paragraph 2: It was noted that this paragraph has two separate subjects. One is maintenance of unkempt lots and the other is maintenance of property for which OPA has responsibility. The power to take action on unkempt lots is included in the Declarations of Restrictions and could be considered to be within a provision such as in the current paragraph 1. Dave Stevens expressed reservations about having a basic activity of the Association such as maintaining unkempt lots to be only in a general reference to the powers in the Restrictive Covenants (DRs). Another possibility discussed was to separate paragraph 2 into two paragraphs.

c. Jill Odierno will prepare a draft of paragraphs 1 and 2 for discussion at the next Committee meeting.

There was no new business.

There were no Association member comments.

The meeting was adjourned at 11:15 am. The next meeting is October 11, 2011.

Jim Trummel  
Chairman