

SFTR Governance Document Review Committee Meeting Minutes

Location: Metro Operations Center

7 May 2021: 1:00-3:00 pm Mountain Time

Members Present: Bill Nielsen, Rick Kinder, Joe Richards, Mark Thomas,

Members Not Available: Tim Nash, Craig Korth, Rhonda Taillon, Bob Scott

Guests:

Previous minutes: Approved.

Charter: Review all SFTR Governance Documents for possible update via changes, amendments, or re-write. Compare against changing State and County guidelines and consider owner input.

Document Hierarchy: Federal, State, and County Laws and Regulations
Protective Covenants, Conditions, and Restrictions (CCRs)
Articles of Incorporation
By-Laws
Rules and Regulations

Discussion / Action Items: This was the fourth meeting of the committee established by SFTR Board of Directors vote on 5 Feb 2022.

- Reviewed previous meeting accomplishments for any additions/clarifications.
 - Preamble: Reword, team questioned the need to continue referencing “Baldwin”.
Closed
 - Additions to Definitions: **Closed**
 - Article V: add: “and Owners Responsibilities” to title. **Closed - withdrawn**
 - The “Whereas” paragraph on page 1 requires updating. **OPEN – Rhonda**
 - Para 3.3: Add e-mail as an acceptable method of contacting/notifying property owners.
Closed after discussion – withdrawn
 - Para 5.1.2.1: Rental Agreements submitted to the Association: Added submitted the Association’s “Secretary”. **Closed**
 - Para 5.6: County guidance on temporary residence time limitations: **Closed**
 - Para 5.7: Add sanitation services: **Closed**
 - Para 8.6: Rename to “Financials” or something equivalent. **Closed**
 - Para 8.6.1: Relocate Board information to separate para. **Closed**
 - Add statement that Owners are ultimately responsible for their actions and the actions of their visiting family, guests, and contractors. **Closed**
 - Add a statement that owners must ensure that during the building process they ensure adequate trash removal, sanitation services, and building permit is located on site.
Closed
 - Add a section covering the “construction process” **Closed**
 - Address Guest Parking Restrictions: **Closed**
 - Address Storage containers, antennas, and windmills: **Closed**
 - Clarify number of residences allowed per lot, Follow County guidelines: **Closed**
 - Update Filings at the end of Declaration: **Rhonda**
 - Schedule Townhall(s): **OPEN**

*Deconflicting CCR's and By-Laws. Some items have been deemed more appropriate for the By-Laws. Special attention will need to be given ensuring that items are not deleted without being simultaneously incorporated in the other more appropriate document.

This meeting the team completed the entire review of the Declaration.

The 21 May 2022 scheduled meeting is being placed on hold and the closing committee items concerning the Declaration will be handled via e-mail.

The Committee agreed to submit our recommendations to the Board by the end of May allowing them time to review/approve or return to committee for further action prior to 4 June Board Meeting. It is the intent to submit a proposed Ballot Measures document to the Board along with the proposed Declaration. We will also offer the Board June 1, 2, or 3 as dates for the Committee to brief the Board in-person if they so choose.

Unless further actions on the Declaration are directed, Committee will reconvene to begin the review process of the By-Laws after summer, Sept/Oct(ish)

Meeting Tempo: In response to the timeline the committee agreed to meet every 2 weeks to meet the June 2022 deadline. Initial meeting dates agreed to are:

12 March 2022
26 March 2022
9 April 2022
23 April 2022
7 May 2022
21 May 2022

Future Actions to Consider:

Web Page / Other Additions and Considerations:

Consider adding committee contact information.

Consider developing a Frequently asked Questions (FAQs) section on the Governance Documents page.

Topics For Next Meeting:

Establish Committee action/response timeline for submission of documents(s) to Board: Bill

Committee to review latest version/update and provide comments to Bill prior to submission.

Next meeting: 21 May 2022, 1:00 – 3:00 pm, Metro Operations Center: **ON HOLD**