

Draft until approved at the next committee meeting

Ad Hoc Covenant and By-Laws Revision Committee
Minutes 15 OCT 2013

1. Committee Membership.

Members are: Debbie Dziuk, Marty Dziuk, Nancy Ketterling, Ed Broestl, Laurie Johnson, Gary Klug, Mark McGee, Bob Towry – all members attended the meeting.

HOA Members in attendance: Maureen Dower, John Linssens, Lynn Hargrove, Paul Simpson, Helen Stone, Tom Smith

2. Review of protective covenant questionnaire results

3. Review of the existing covenants and by-laws

4. How to revise and update the covenants

Goals:

- Remove obsolete references and obvious errors
- Review Colorado Common Interest Ownership Act(CCIOA) and add/change as needed
- *Keep essentially like our existing covenants* with respect to building covenants and protective covenants (based on results of survey)
- Revise sections about funding – comply with CCIOA requirement to have adequate reserve funds. Update to add fees, for sewage treatment which will be passed thru from the Town of Berthoud.
- Add email as notification option in lieu of “telegraph.”
- Use other HOA covenants (that were updated to comply with CCIOA) as examples

5. Who will work on drafting revisions

The committee divided the task of revising the Covenants and By-Laws as follows:

- Bob Towry will update the introduction and Articles I, II and III of the Covenants.
- Ed Broestl and Mark McGee will update Article IV of the Covenants and Article VIII of the By-Laws.
- Gary Klug will update the Introduction, Articles I, II, III, IV, V and VI of the By-Laws.
- Laurie Johnson, Debbie Dziuk, Marty Dziuk and Nancy Ketterling will update Article VI of the Covenants.

6. Schedule:

Future Committee meeting date TBD, work will begin and a date for a follow-up meeting will be set as needed.

Draft for internal committee review NLT 5 November 2013

- Make updates based on internal comments

Draft for BOD review NLT 12 November 2013

- Make updates based on BOD comments

Draft to HOA membership at the Annual Meeting 20 November 2013

- Make updates based on membership comments

Draft to HOA Attorney (date tbd)

- Make updates based on attorney comments

Final for HOA vote (date tbd)

7. Committee Chairperson:

Marty Dziuk was nominated and confirmed as the committee chair.