

Crail Creek Townhall Meeting
Thu, Aug 5, 2021 9:00 AM – 10:00 AM (MDT)

Meeting Minutes

Attendance

Owners in attendance included Leif Johnson, Ann Scheder-Bieschin, Roger Warr, Tobias Peikert, Bruce Pallante, Joe Cahalan, Lindsey Majors, Charon and John Canning-Warwick, James Isaacson, Bryan Dige and Chuck Buker. Others present included the Association's attorney Alanah Griffith of Giffith and Cummings, as well as Scott Hammond, Mike Palmer, and Seanna Farrow of Hammond Property Management (HPM).

Discussion re: Proposed Governing Document Rewrite

The board has been working with Alanah Griffith on drafting a rewrite of the association's Declarations and Bylaws. The board has reviewed the rewritten drafts thoroughly and arranged two Townhall Meetings for the ownership to express questions or concerns about the proposed documents. Ann opened the meeting by welcoming the participating owners to share their comments, questions, concerns or suggestions on the proposed documents.

Charon expressed her concern about the inability of the general membership to vote at annual meetings via telecommunication, which the board is currently able to do. Ann recalled this matter was put to a vote by the membership earlier in the year and the bylaws were amended to allow voting via telecommunication for all participating owners.

Bruce noted that he preferred the original language regarding occupancy limits which clearly stated how many people could occupy a 2-bedroom and a 3-bedroom unit. Alanah reasoned that the original language used was in violation of HUD (Housing and Development), and the new language addresses the topic properly. Bruce would like the verbiage removed that reads: "up to two (2) people per designated bedroom". James asked for clarification on the verbiage that speaks to what is considered a designated bedroom/sleeping area. Alanah noted both comments.

Joe asked for clarification on the tenure of board positions and how new board members are elected. The process of electing new board members was approached last year in accordance with the governing documents where a call for nominations was communicated to the ownership and a vote to elect the new slate took place via mail in ballot. This will be the same process for the upcoming annual meeting. Currently, there are no staggered board terms and the potential for an entirely new slate to be elected each year. The proposed documents outline staggered board terms (2 members for a 2-year term and 3 members for a 1-year term) to ensure continuity of board members each year and allowing new.

Bruce preferred the original language regarding pets that clearly stated Owners are permitted to have pets and short- or long-term renters are not. He also noted that there are no cement pads for the 2-bedroom units, and this should be clarified under the section that speaks to hot tubs.

Charon asked if the Rules and Regulations of the association, that are separate from the governing documents, require a membership vote to create or amend. Alanah explained the board can create a set of Rules and Regulation in accordance with the governing documents, essentially a summary of the covenants, without a membership vote. It was noted that fines incurred from violations of the Rules and Regulations are currently being allocated into the association's general funds.

Annual Meeting Date

After discussion, the board decided that it was in the best interest of the ownership to postpone the annual meeting date for a date mid-October. This will allow more time to fine-tune the proposed governing documents in preparation for putting them to vote. The next townhall meeting is scheduled for Friday, Aug 13 at 4:00 pm.

Adjourn

The meeting adjourned at pm.

