

CRAIL CREEK CLUB (CCC)

Special Owners' Call regarding Parking Rules
Wednesday, June 21st, 2023, at 10:30 a.m. MST

Meeting Minutes

Attendance

Board members in attendance were Chuck Buker (CB), Bruce Pallante (BP), Kathy Schauer (KS) and Max Scheder-Bieschin (MS-B). Charon Warwick-Canning (CW-C) had previously excused herself. Owners in attendance during the open session were James Isaacson, Monica Hauk, Kirk Weber, Joe Cahalan, Ken Wilson, and Bryan Dige. For Hammond Property Management (HPM) in attendance were Scott Hammond (SH) and Maria Locker (ML).

Presentation and Slides

MS-B ran through a presentation to review the rules and fines as currently drafted. Two reminders were made on several occasions – one, all stakeholders need to continue to encourage parking vehicles in garages, and two – communication needs to go to both owners and property managers.

See attached presentation.

Discussion and questions with Owners and Board

A discussion then followed with attendees making comments and asking questions. Herewith is a summary:

Kirk Weber: The biggest problem for him are renters. He normally knocks on the door and resolves it that way. How should the owner and property Manager be contacted? _

Response: Call Maria/Hammond

Ken Wilson: Fines are a good idea, but they seem steep and maybe too much.

Response: The Board will discuss one more time.

Why are 3-bedroom units treated differently than 2-bedroom units park? I would be in favor of no parking in the driveways and working hard to encourage garages be used for parking.

Response: The Board will revisit this again.

Monica Hauk: She can park two cars in the garage but might have several social guests or additional cars for visits/dinners. _

Response: Not a problem. Owners can get up to 2 guest tags for overnight parking. If social guests just there for dinner, they can use one of the 16 spaces. If no spaces available, please just make sure the cars do not block access to other people's garages.

James Isaacson: His property manager is Two Pines who has phone coverage 24 hours per day if his renters are not complying.

Can renters park on Curley Bear Rd?_

Response: Yes. Parking there is an option. Having said that, given that it is not the HOA's property, and we do not control parking on it, we are not encouraging people to park there nor are we telling people not to park there.

He may require his renters to sign a copy of our parking rules.

Response: That is a great idea.

Might the HOA consider signs or road markings?

Response: We are unlikely to add lots of signs on the campus. Regarding road markings, we did consider but know these will not help in the winter when snow is covering the roads.

Why are 2-bedroom units allowed to park in front of their garages, but 3-bedrooms are not? can't both 2- & 3-bedroom units park in front of garages; seems doable if they park on an outward stall?

Response: The Board has had much discussion on this and will take one last look. While small vehicles may work, it is difficult to write rules on car lengths and how far over vehicles should park to minimize obstruction. Maybe the solution is that there is no parking in the driveways or maybe we can come up with something that would allow both units to park one small vehicle in front of the garage door. No promises made.

What is the process to register vehicles?

Response: Contact Maria

Joe Cahalan:

Who is going to police these rules?

Response: Current problems should be reported to Maria. Hammond is not going to police daily. Specifics for the future are under discussion with Hammond. The HOA does not want an enforcement cost to add to our annual budget. The HOA's goal is to not fine or require policing; rather, that parking problems are rare, and any cost incurred by the HOA are offset by fines. The HOA does not want to make money by fines and Hammond does not want the appearance that Hammond makes money by enforcement.

In closing, MS-B reiterated the reminders that had come up often during the call:

1. all stakeholders need to continue to encourage parking vehicles in garages, and
2. communication needs to go to both owners and property managers.

Next Steps

The Board will meet next week to discuss the input received from the survey and during this call. The updated rules will then be circulated to Owners and property managers, and will be posted on the HOA's portal. As a reminder, the rules can be modified as we learn more and get some experience.