



Board Meeting Minutes (Community Meeting in the Park)

Day/Date/Time:	Tuesday, 6/11/24 at 6:00 PM
Location:	Park
Attendees:	Ted Foley, Stephanie Neurer, KC Jones, Tony Sander, Joe Luciani
Excused:	
Members Present (#):	28 members
Called to Order:	6:00 PM
Called to Close:	6:52 PM
Duration:	0:52
Minutes Prepared By:	Stephanie Neurer, Secretary
Minutes Approved:	TBD

This was a meeting called in response to concerns raised by homeowners regarding the compliance monitoring process.

Introductions (Ted)

Board members were introduced.

Opening Statement (Ted)

1. The board is not issuing notices to be mean or make money.
2. 28 homes had 35 compliance issues noted at the beginning of June.
3. Management company (CM Pro Services/CMPS) handles the compliance process to protect board members who live here from retaliation, which has happened in the past.
4. Compliance monitoring takes place once or twice per month, and photos are taken to provide documentation to homeowners in notices.
5. It is the homeowner's responsibility to maintain their property according to CCR standards and reach out to a board member or CMPS to discuss hardships or exceptions to compliance issues. Each issue will be taken seriously and considered for leniency or fine waivers if applicable.

Compliance Monitoring Concerns

1. Members do not know when CMPS is coming.
 - a. CMPS will send an email to all homeowners when a compliance visit is upcoming.
2. Slow cars taking pictures in the neighborhood is viewed as a security risk and intrusive to privacy.
 - a. Can CMPS consider putting a red ribbon on the car antennae or something that identifies them as compliance monitoring? Further discussion is needed on this between the board and CMPS.
3. Compliance letters are viewed as impersonal.
 - a. There are too many homes, and the volume of notifications is too large for individual conversations for each issue noted.
 - b. The first step of the notification process is a letter outlining the issue with photos taken during the compliance visit. This is the point in the process where homeowners are expected to contact CMPS with exception requests.
 - c. No fines are issued until the compliance visit after the initial letter (at least 2 weeks) is sent and it is documented that the issue is not fixed, and exceptions have not been requested.

Meeting adjourned – 6:52 PM