

CDCA Advisory Committee September 9th meeting summary

Attendees:

Suzannah Amable	- Section 1
Peggy Jo Hilburn	- Section 1
Lynn Richards	- Section 1
Roy Sharp	- Section 5
Lieutske Vissen	- Section 6
Jacqui Astoria (Chair)	- Section 6
Gary Gagnon	- Section 7 & Board member representative

Meeting Recap:

- Review Agenda
- Review of prior meeting minutes (see meeting recap email below)
- Review of feedback from Allison/Deanna

Topics:

Topic 1 - Home-Based Businesses:

Done

Topic 2 - Long Term and Short Term Rentals (Air B&B; VRBO)

Suzannah completed the write-up for short-term rentals, and Gary shared the committee recommendation.

Topic 3 - RV/Tiny Homes:

We discussed that there wasn't anything further concerning RV/Tiny homes, and the proposal needed to be written up. The only discussion item was the agreement that skids should not be considered a permanent foundation. As discussed, the current CC&R's are for permanent structures, and we agreed that this needed to be in line with that and, by definition, follow that (if you flip the property over and it falls off, it's not permanent).

By definition, a permanent structure **is an outdoor structure fixed in place and unable to be moved about a property**. Examples of permanent structures include homes, garages, barns, and sheds that are cemented to where it stands.

It was also noted that the definition for a tiny home on skids was specific to lodging for RV Park Developments.

Topic 4 - Fencing:

The group continued to discuss how the current wording sets the board up for failure. The only type of fencing defined as not approved is barb wire fencing, and the board has not enforced this. Based on the board's current actions, the group agreed that this had been abandoned as the board is not making everyone comply with this. The following types of fencing would be considered unacceptable, and anything *not* on this list would be considered acceptable.

- C-Wire/Razor Wire
- Metal Sheeting

- Tarps
- PVC Pipe
- Tires
- Debris
- Pallets
- Storage Containers: While a storage container is allowed to be on the property, making an entire continued fence out of storage containers is not allowed.

Other Fence recommendations:

- Construction/safety fencing would need to be removed within 90 days of exterior project completion.
- Lots 1/2 acre or less, max height is 6ft for the front fencing and cannot be a privacy fence in the front (sides are ok).
- Privacy fencing can't block traffic sightlines
- Homeowners need to call 811 before digging
- Homeowners **do not** need to discuss or get approval from ACC to repair or maintain their fencing

Topic 5 - Signs:

The group discussed signage and noted that Texas state laws prohibit POA/HOAs from regulating certain types of signage such as political, religious, no trespassing, and hate speech. The group agreed that all warning signs do not require any approvals. The group had guidelines for the following types of signage:

- For any construction type advertisement, promotion signs need to be removed 30 days after project completion
- Relator signs need to be removed within 30 days of the sale of a property.
- Event signs need to be removed within five days after the event (wedding, baby shower, garage sale)
- In the event of a continued Estate Sale, any sign would need to be dated for the event and removed within five days after the final date

Topic 6 - Trees:

Deanna provided extensive research on the trees. The group agreed that the tree policy put into place on September 8, 2020, was overstepping and unreasonable. The group discussed how this policy contradicts several homeowners' Wildlife Management plans and proposes risks to homeowners for liability and required maintenance.

The group agreed that the policy should be reverted to the prior 2019 policy.

Moving Forward

- Topic 3: RV/Tiny Homes - Finalize proposal
- Topic 4: Fences - Finalize Proposal
- Topic 5: Signs - Finalize Proposal
- Topic 6: Trees -Continue the discussion for proposal finalization
- Topic 7: Property Improvements - Begin Discussion

The group agreed that we should review all proposals that are ready at the next meeting as a group to ensure that they are ready to be passed on to the board.

There were some additional updates that Jacqui provided to the group, as noted below:

Newsletter - the person who planned to do this is not available. This volunteer slot is open
The committee is looking to update the Violation Terminology to the following (this follows the steps as well):

- A Complaint was lodged
- Resolution Contact
- Violation determination
- Resolution Plan

The board is looking at ways to have voting transparency. The proposal would be to have a ticket that has your section and a random number. When you vote, the vote is logged with this number, and when the votes are tallied, they would be posted with this number which property owners can validate to ensure their vote was recorded successfully.

To get more people using PayHOA, proposed having yearly drawing for those using this site. The prize would be a credit of \$125 for one year of dues.

Board members who are not part of an advisory committee do not need to "sit" in meetings. If they have feedback to provide, they can share that information and then excuse themselves.

Gary brought up the current issue with the way HOA fees are being billed. The attorney advised it is not legal, and there will be wording provided to the group to post on NextDoor to get feedback from their sections. The policy can be either each property that has an R number pays a fee OR each property owner pays one fee regardless of how many parcels they own. If the second option is chosen, the fees could go up.

Please let me know if I have missed anything or anyone.