

CDCA Advisory Committee September 23rd meeting summary

Attendees:

Suzannah Amable	- Section 1
Peggy Jo Hilburn	- Section 1
Lynn Richards	- Section 1
Alison Wright	- Section 2
Roy Sharp	- Section 5
Jacqui Astoria (Chair)	- Section 6
Holly & Robert Griffin	- Section 8
Gary Gagnon	- Section 7 & Board member representative

Meeting Recap:

- Review Agenda
- Review of prior meeting minutes (see meeting recap email below)
- Suzannah to review write-ups and compare to meeting minutes and send a response to Gary.

The group was upset that the board attempted to discuss signage and fencing before receiving their recommendations. Gary advised that those had been tabled, and the only item discussed was the change to Property Code 209.

The topic of the barbed wire restriction surfaced again. Committee volunteers were not at the meeting when Christian Pope stated he would not be enforcing this on his neighbors or anyone with existing barb wire but would prevent people from having it going forward. Jacqui, Gary, and Suzannah mentioned that he couldn't do that because it is selective enforcement. There would need to be a further determination from the board collectively as a whole on the subject. Gary stated per his prior communications and what we had previously discussed that barb wire was on the list of suggested allowed materials. Since it was not enforced previously, it may be considered an abandoned restriction that is no longer enforceable.

The request for the definition of a permanent structure was asked to be sent again; please see the description below:

*By definition, a permanent structure is **any outdoor structure that is 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.*

Topics:

Topic 1 - Home-Based Businesses:

Done

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

Done

Topic 3 - RV/Tiny Homes:

Done

Topic 4 - Fencing:

Gary provided the write-up for fencing. The group reviewed and provided some additional feedback as noted below:

Fence and gates should be permitted without any structure. There should be no limitation on the number of gates, perimeter, or cross fencing (only limitations are materials on the list of unacceptable materials).

Topic 5 - Signs:

Gary provided the write-up for signs, and the group agreed this was complete. The advisory recommendations are different than what the board attempted to discuss at the meeting on 9/18.

Topic 6 - Trees:

There was additional feedback from the group regarding the tree policy. The group had previously agreed that the policy should be reverted to the 2019 tree policy. The current policy leaves property owners open for liabilities and contradicts what those who have Wildlife Plans are required to do. There was continued discussion on making the policy more clearly defined with an expert opinion on clearing. The group agreed that the recommendation, for now, is to revert to the 2019 policy and amend based on the research/expert opinion. Peggy Jo will be contacting Ashley and Cari, who are part of the Wildlife Management program, for their feedback/referrals.

Walk Items:

ACC Fees:

Jacqui mentioned that this is still a very hot topic and felt that before the next meeting there should be a recommendation in place. The group agreed that there should NOT be any fee for non-permanent structures and should only apply to permanent structures (see definition above). The group also agreed with the proposal that the \$25 should only be charged once in a 12 month period. For example if someone wants to put in a fence, then they want to put in a flag pole 6 months later they should not be paying \$25 each time.

Fees Question:

The other item that was discussed is that per the restrictions the fees are supposed to cover costs; what costs are these fees covering? None of the ACC members are paid so there needs to be an explanation of this. Also in question were the fees for temporary living quarters and building. What justifies these fees? The group also mentioned that the restrictions require a permit from the county. If the county has provided a permit the ACC should only be reviewing the plans to ensure square footage is met and materials; the county checks all set backs on the survey when issuing the permit. None of the ACC members have any building experience and should NOT be denying plans when the county approves a permit to build. Jacqui recommended that if the county gives a permit the ACC should be auto approving it; there should be no issues. The next step was to reach out to neighbors regarding the ACC fees and get their feedback to bring to the next meeting.

Develop Glossary of Terms

Jacqui also brought up that there should be a glossary of terms developed to ensure the power grabs that have been occurring can be curtailed. Having better clarification does not allow for those who are looking for a power grab to be able to interject their own personal feelings or opinions if restrictions are clearly defined.

Moving Forward

- Topic 6: Trees -Recommendation is to revert to 2019 policy and amend after expert opinion/feedback is received.

- Walk on items: Recommendations and Survey/Discussion results and/or feedback
- Topic 7: Property Improvements - Begin Discussion

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