

**Armory Park Del Sol Homeowners Association
Study Session Minutes
December 17, 2013**

Present: Mike Katz, President, Dave Danell, Matt Fischler Alice Dance and Shirley McGhee, Vice President. Also present was Tara Yokley representing Y Cross Management.

Absent: All present.

Call to Order

The study session was called to order at 5:30 p.m.

Recommendations for the CC&R revisions by the ad hoc Governing document Revisions Committee

- The Board met in a study session to review and discuss the recommendations regarding proposed CC&R amendments based on the Governing Document Revisions Committee's report and recommendations. The purpose of the meeting is strictly for discussion and planning on how to move forward. The Board has the final decision.
- A copy of Ken Shackman's memorandum of November 10th was provided for review and discussion.

Two-Step Voting Concept

Draft Potential Amendment Proposals

Percentage of Owners Required to Amend the CC&R Document

- Discussion ensued agreeing with the committee's decision to seek a legal opinion defining the number of votes required to amend the CC&Rs and clarification of how many votes per lot. Based on the current wording in the CC&R's how votes would be expected from the entire neighborhood and what number votes would be required to pass.
- Question for attorney: Is it legally possible to amend the CC&R's with electronic voting?

Front Yard Landscaping Maintenance:

- Does not believe it is necessary to make a CC&R amendment regarding the front yard maintenance on this issue based on the attorney's previous opinion. The Board should propose a rule within the meaning of the paragraph 3.1 at the next meeting.

Home Business Activities:

- The second amendment does not allow business of any kind to be conducted out of the residence and the third amendment expands the ability for homeowners to carry out business in their home.
- Sixty percent of the respondent's to the survey were okay with the issue and didn't feel any change was necessary. The Board determined no change is necessary.

Number of For Sale Signs on Each Lots

- The CC&R's currently allows only one sign. Mike will consult with the attorney about one or two signs in regards to the state statutes.

Parking

- Discussion ensued whether to continue regulating parking.
- Would like to have community input before proceeding further.
- Would like to eliminate wording on third parking space.
- Board determined they would like to have it clarified as the committee proposed and then voted upon.

No Rentals

- Results of the survey suggest there is a strong sentiment not to change the no-rental clause.
- Discussion ensued.

Family Members

- Discussion ensued. Current language is not enforceable.

Note: Ran out of time for further discussion.

Date for Next Meeting

Annual Meeting will be held on Monday, February 17th at 6:00 p.m. at St. Andrew's Church (check-in at 5:30 p.m.).

Adjournment

The meeting was adjourned at 7:24.

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group

