

**+Tanyard Springs HOA Rules and Regulations Committee**

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# Minutes

September 28, 2015  
 7pm @ Tanyard Springs Club House

Monthly Meeting			
<b>Note taker</b>	Doug Robinson		
<b>Attendees</b>	Committee Members: Gunnar Lindberg, Steve Roberts, Doug Robinson		
	Board Liaison: Jayla Walters		
	Homeowners:		
<b>Absent</b>			
<b>Quorum Established</b>	7:02pm	<b>Meeting Concluded</b>	09:15:00 PM

Agenda was approved.

Meeting minutes from September 14, 2015 were approved.

**Open Forum-** Three homeowners attended the Open session to discuss the storage and handling of Recycle Bins / Trash Bins, enforcement issues with outdoor appearance and dog waste. Some background material was reviewed along with the procedures that should be used to report issues to Management via the form on the web site. Members also commented on the County regulations pertaining to Dog waste and how enforcement was dependent on resident complaints to the county and HOA Management, preferably with evidence such as photos / video.

**Topic- Fine schedule.**

Examples of Offenses that would be in violation of the R&R's were presented. The Fine Schedule could be implemented by the Board soon and prorated for the rest of the calendar year. A page detailing Activities and Offenses that exemplify a "Bad Neighbor" was presented and discussed.

It was agreed that the Offense / Fine Schedule should be integrated into the DCCR's which can be done by the Board.

Discussion on the timetable for the restoration of privileges in cases where use of the community facilities was denied per the Fine Schedule. Members referred to the Governing Documents Article 16 pg 44 on fines and Revocation of Privileges. Gunnar moved to make the Privileges Abatement timetable 18 months. Seconded by Doug. 2-2 tie vote. Doug moved to make the timetable 15 months. Seconded by Steve. 4-0 vote in favor. It was thought that the board might find the shorter time more acceptable.

Steve suggested that the path for reinstatement of privileges be via a Board Hearing. To be added to pg 4 line 10- Suspension of access to be lifted by board hearing.

Jayla suggested that she not vote unless a tie-breaker was needed not that there are three members of the R&R committee. Agreed by the three members.

The revised chart showing various offenses and fines in several violation categories and expunged timetable to be published with the R&R document to demonstrate the fine process and for informational purposes.

The four pages of changes and the Fine Chart will be given to the Board with a request that questions, where possible, be given to R&R for review and response prior to the next Board meeting.

**Topic- Parking.**

Discussion of pg 7 "Registered non-commercial...", "straddle crosswalk/sidewalk..." and Board question about immediate towing. A line was added- Offenders are subject to immediate towing. The timetable for

towing stored vehicles was questioned- should it be 30 or 32 days. The Board may prefer a 48 hour notice prior to towing. A number of changes made to pg 7.  
New vehicle info and changes and fine schedule to go to Board.

**Topic- Post lamps.**

There are more Post Lamps either turned off or not functioning from electrical problems or burned out bulbs. The post lamps are wired to be on at night for safety and security. Members were requested to give thought on what action might be appropriate to deal with this.

ACTION ITEM	Responsible	Due Date
Review and comment on latest revisions	Gunnar Lindberg, Steve Roberts, Doug Robinson, Jayla Walters	By next board meeting
Review provided docs related to laws pertaining to sidewalks and access	same	By next board meeting