

SILVERHEELS NEW AMENDED COVENANTS COMMITTEE (SNACC)

Minutes of Committee Formation Meeting

11/09/21 @ 7:00 PM via Zoom

1. Welcome.

22 of the 25 SROA members who had timely emailed Moderator Jim Burghardt to express serious interest in being on the SNACC participated in this Formation Meeting. Jim explained his role as Moderator. It was agreed that the Zoom meetings will be recorded by Kylie Pontius and will be available for all Silverheels property owners to review.

2. Confirm exactly what we will/will not be doing.

This Committee's work will be focused exclusively on amending the Covenants -- not the Bylaws, and not the Architectural Control Committee Guidelines. Before our next meeting, all Committee members should read the original 1979 Covenants (the "Original Covenants") and the proposed Restated and Amended Covenants that were not approved by the required number of lots owners last summer (the "Amended Covenants"). Members should also review the Bylaws so that they have a better understanding of how the Bylaws interact with the Covenants.

JB will email PDFs of the original Covenants, the Amended Covenants, and the Bylaws to all members by 11/10. Susan Barden will send a link from the Colorado Dept of Regulatory Agencies regarding CCIOA to help us better understand the advantages and disadvantages of being a "Limited-Expense Planned Community" and how that needs to be addressed in the Covenants. JB explained his understanding that fitting into the Limited Expense Planned Community category was one of the major factors driving the proposed rewriting of the Covenants last year, because of the significant amount of regulatory oversight and reporting it would eliminate for us.

3. Fundamental decisions about how SNACC will function.

It was agreed that everyone who had emailed JB to express serious interest in being on the Committee and who confirmed their interest at this meeting will become a member. JB will send out a Member List with contact information once everything has been finalized.

Members should commit to checking their email inboxes daily for emails related to this project. Several members also indicated strong interest in communicating between meetings via email to help advance our objectives.

Members commit to attending all Zoom meetings or reviewing the recording of any meeting that is missed.

Members will have homework to complete before each meeting.

When votes are taken during a meeting, there will be one vote per lot, even if co-owners of a lot are both participating in the meeting. This is consistent with the rules regarding voting by the SROA membership at annual meetings and otherwise.

Maria S. will write minutes of each meeting and will send them to JB for editing and dissemination to Committee members, for review and approval at the next meeting.

JB will draft frequent e-blasts to all SROA members about the status and progress of the Committee's work.

State law requires property owners to have 60 days between receiving new proposed Covenants and the deadline to vote for or against them. Therefore, this Committee will aim to complete its work by March or April of 2022. This will allow time for the Board to review and vote on approving the Committee's recommended New Amended Covenants, and then to prepare and send them out to all SROA members so that the final vote can occur before the Annual Meeting in September. If the Committee can complete this project even sooner, all the better.

4. Next Meeting/Homework.

Next Zoom mtg is Thursday, Nov.18, 7:00 PM. Kylie will send the link for that mtg. The homework is to review the original Covenants and the Amended Covenants, and *be prepared to decide which should be used as a starting point of our work*. Members also should read the Bylaws for context as to how they fit in with the Covenants. While reading, members should take notes on matters of particular interest or concern to them. JB will announce other topics for the meeting in a subsequent email.

5. Miscellaneous.

It was decided that all meetings will be open to other SROA members who request to join the meetings. They will need to contact JB in advance so that he can provide the Zoom meeting link to them. He will explain to such inquirors that because the Committee is intent on making meaningful progress at each meeting, non-Committee members are free to observe and listen but will need to remain muted during the meeting. When the Committee deems appropriate, open forum meetings may be scheduled for SROA member feedback and communication; further, as already noted, JB will draft frequent e-blasts to the SROA membership about the status and progress of the Committee's work. All such communications will remind SROA members that they can email JB with comments or questions at any time.

There was discussion on whether SROA Board members who also are on this Committee should have a vote when the Committee votes on any matter. Mike P. and Kylie are the only Board members on this Committee. Kylie's husband Tyler is also on the Committee, and they agreed that Tyler would be the voting member of their team. Mike will retain the right to vote.

The meeting was adjourned at 8:50 PM.