

Sundance Homeowners Association

**Special Meeting for Board of Directors
and
Architectural Review Committee**

July 30, 2019

MEETING NOTES

Attendees

Board of Directors

- K.J. McCorry, President
- Samantha McBride, Treasurer
- Paul McCormack, Secretary
- Leslie Ruprecht, Director

Absent

- Kim Rider, Vice-President
- Lindsay Sharp, Director

Architectural Review Committee

- Ralph Doane
- Carrie Mabie
- Thomas Ruprecht
- Scott Troetel

The meeting was called to order by President, K.J. McCorry at 5:35pm.

Welcome and Appreciation

The President expressed appreciation to all the Board and Architectural Review Committee (ARC) members who have dedicated considerably time to discuss, review and revise the Declaration of Covenants.

Declaration of Covenants- Version 3 Review

The Board reviewed the homeowner feedback and comments on the third version of the revised Declaration of Covenants from June 7, 2019.

The following table is a summary of the homeowner comments/feedback and the Board/ ARC decisions for revisions of the Declaration of Covenants.

Article	Topic	Comment	Board/ ARC Decision
Article 2	Recreational Vehicle	Include definition of recreational vehicle in the definitions	Agreed to add in definition of recreational vehicles into Article 2
Article 3	Mission Statement	Remove mission statement	The mission statement provides context for the purpose of the HOA and should remain in the covenants.
Article 4	Reasonable Notice	Define reasonable notice	Added in "of not less than 24 hours" to define reasonable notice.
Article 7	Paint Colors	Remove the approval of paint	Since paint colors affect the

		colors	overall appearance and look of the neighborhood, agreed to keep approval of paint colors with the ARC.
Article 7	Removal of Trees	Remove the language to require approval of the HOA to remove a tree in homeowners' property	Agreed to remove language of "including removal of trees" under 7.4 the reference to removal of trees.
Article 8	Chickens	Consider allowing chickens since the City allows them	Because of the close proximity of homes and the attraction of wildlife to chickens, agreed to keep existing language that chickens are not allowed.
Article 8	Number of Pets	Consider adding a number of household pets (cats/dogs)	The City of Boulder already regulates this with a restriction of not more than 4 household pets. No changes made to the revised Covenants.
Article 8	Short Term Leasing	Limit the time for short-term leasing	The Board/ARC agreed to be in line with City regulations on short term leases and not specify number of days to rent or time period. The language in the leasing section was revised slightly to reflect City of Boulder regulations on owner occupation of short-term leases.
Article 9	Insurance Coverage	Enforcement of homeowners having property and liability insurance	In case of fires or destruction of homes it is important homeowners have property insurance to cover any loss or damage inflicted on other homes or common property.

Next Steps and Process of Revised Covenants

The Board and ARC agreed to the following next steps to prepare for the vote of the membership of the revised Declaration of Covenants and Articles of Inc.

Action Item	Accountability	Due Date
Development of the following documents: 1. Special board meeting minutes for 7/30/2019 2. Create Version 4 of the Covenants based homeowner feedback and Board/ ARC decisions 3. Draft Email to homeowners about process and comments	KJ	August 1
Review of the above documents by Board and ARC	Board/ ARC	August 5

	members	
Final Declaration of Covenants (4 th version) and Articles of Inc. uploaded to SHOA website	KJ	August 30
Email to homeowners from Board President on the Revised Covenants and Articles of Inc.	KJ	September 5
Draft Board and ARC talking points to talk with neighbors for the door to door outreach.	KJ	September 9
Outreach to homeowners from Board and ARC members. Each member would be allocated 7 homeowners to reach out too.	Board/ ARC	September 9-27
Electronic Survey sent to homeowners to vote for Revised Covenants and Articles of Inc. Must include name and address plus vote for/against Covenants and Articles of Inc.	KJ	October 7-16
Annual HOA Meeting to review revised Covenants and Articles of Inc. In-person vote with proxies.	Board and ARC	October 16
Outreach to homeowners who did not vote electronically or in-person	Board and ARC	October 17-30
Votes tallied and counted to confirm adoption of Covenants and Articles of Inc.	Board Officers	October 30
Submit amended and revised documents to the City of Boulder and State of Colorado	KJ/Attorney	November

Design Guidelines

The Secretary developed a draft of the Design Guidelines for the board and ARC review in June 2019. To date, only the President had provided feedback and comments on the draft. The President asked the board and ARC members to review this draft design guidelines and provide their feedback to the Secretary by August 15, 2019.

The meeting was adjourned at 6:55pm.

Meeting notes written by HOA President, K.J. McCorry 7/30/2019

Meeting notes approved by Board of Directors 8/5/2019

SUNDANCE HOMEOWNERS ASSOCIATION, INC.

a Colorado nonprofit corporation

By: Paul McCormack

Paul McCormack, Secretary