

Minutes were revised to correct spelling of homeowner's last name.  
Minutes were approved as revised at Jan 6, 2016 annual meeting.

# Renaissance Homeowners Association, Inc

## Special Meeting Minutes

October 26, 2015

Meeting called to order at 6:04 pm.

Introduction of current Board of Directors: [all present]

- David McIlnay -President
- Bill Solowetz-Vice President
- Gary Cockerell
- Renae Comer Farlaine
- Gene Spinner

Introduction of Heritage Property Management team:

- Becky Jett-Office Administrator

Members present: Diana Alpert; Richard & Krisan Angelini; Rob & Beth Benjamin; Cindy Cockerell; John Cullinane; Ben Donahue; Lane & Michelle Duncan; Rocky & Lori Ann Erb; Reggie Farlaine; Tom Gunter; Kevin Hansen; Teresa Keating; Mike Konn [for Vickie Fay]; John Leshner; Lorna McIlnay; Laura Paul; Martha & IP Potyondy; Ken & Amy Rice; Rob & Peggy Sue Ridley; Dennis Schaefer; Donna Schultz & Bob Ricketts; Nancy Spangler; Linda Spinner; Richard Swingle .

Agenda for Special meeting

- Discussion of RV Storage Guidelines  
*NOTE: RV as used in these notes is meant to include boats, trailers, RVs, horse trailers, detached campers, all terrain vehicles, motorcycles, inoperative vehicles, or similar vehicles as listed in CC&Rs Sec 10.09(a).*
- Members inputs will be limited to 3 minutes each

Opening comments from Dave McIlnay

- Late 2014-Several houses listed for sale with RV Parking as a feature. Buyers and sellers and agents were unable to easily reach common ground on what was required for RV Parking.
- Due to differing interpretations of wording in the CC&Rs, the Board felt it was necessary to clarify for homeowners, the current Board, and future Boards what 'appropriately screened from view' meant. BOD met several times to discuss and finally came up with a proposed policy; mailed it out to homeowners, and that led to this meeting. BOD has received feedback from members varying from one extreme [Absolutely NO RV's should be allowed within the subdivision] to the other [As long as the RV is behind a fence, anything should be allowed]. The BOD is requesting further input/feedback from homeowners in order to modify the proposed policy.
- Opened floor for comments.
- During the meeting:
  - Members were reminded throughout the meeting that the proposed policy was 'not etched in stone' and that the Board is open to changing/modifying it before anything is implemented.
  - There will not be a vote tonight--this is an information gathering forum only.

Teresa Keating; 446 Tuscan Ct

- RVs currently parked in or near Drainage pond #2 which are affecting the drainage from the HOA.
- BOD reminded TK that purpose of the meeting was to discuss the proposed policy ONLY. Other items will be addressed elsewhere.
- TK later asked if someone who gave notification of a violation was informed when it was addressed. HPM is not required to notify the 'complainer' of the resolution. HPM acts on the direction of the Board as

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representatives of the homeowners and that does not necessarily include responding to individual homeowners.

Rich Angellini; 445 Tuscany Ct

- CC&Rs work as they currently read
- Does not feel any addition or clarification is necessary
- Later in the meeting, Rich said he feels the biggest fear is that someone will want to have a big diesel pusher RV or coach size RV that would pose an eyesore. He suggested that a compromise on the definition of screening would be that nothing visible could be higher than 3' above the privacy fence.

Martha Potyondy; 452 Athens Way

- RV's should be screened and concealed from view per CC&Rs. She pointed out that the CC&Rs say 'screened public view' which in her mind includes neighboring lots and not just the street.
- CC&Rs Sec 7.13 states that 'all driveways shall be concrete'. Most RV's in the neighborhood are currently parked in rocks, backyards, etc and are not on concrete. Believes that should be addressed in any policy.

Lane Duncan; 449 Mediterranean Way

- If an RV is parked on common area ground, owners should be responsible and move it screened area.
- Feels that a 6' fence provides proper screening.

John Leshner; 2207 Victorian Ct

- Feels like the size restriction of 16' in length is too restrictive; pointed out that most trailers for toys are over 18' in length without the hitch.
- Feels appropriate screening is provided by a 6' fence and gate
- Does not like that the proposal limits homeowners to only 1 RV. Most people in GJ have more than one so they can enjoy all the fun activities in the GJ area.
- Pointed out that per CRS 38-33.3-217, amendments to the CC&Rs require an affirmative vote of 67% of the homeowners--does not believe this will ever be attained. [Board pointed out that they are not attempting to amend the CC&Rs but simply put a policy in place that clarifies them]
- Would like to have all current RV's in the neighborhood 'grandfathered' in as approved.
- Pointed out that expenses involved in amending the CC&Rs would be borne by the party instigating the amendment. Does not believe the HOA has funds for guaranteed legal battle if the Board pursues that action.

Linda Spinner; 2211 Tuscany Ave

- Consulted with the GJ Code Enforcement division regarding driveways. They define driveways as the primary access from the street to the property. That does need to be paved. Parking areas do not need to be paved.
- Screening is defined as a separation; keeping something hidden from view. Per GJ City code, this could be something as small as a 30" high hedge to a wall of trees. Would like this considered in any decision.

Diane Alpert; 2209 Renaissance Blvd

- Feels that a screened or storage area would not need to be paved.

Ben Donahue; 446 Mediterranean Way

- Asked for clarification of semi-permanent or permanent as in the CC&Rs. [Board responded that parking RVs on the public street or driveway is only permitted for 72 hours per GJ code.]

Robert Benjamin; 448 Tuscany Ct

- Brought up the idea that one rule does not necessarily fit every situation. The lots are different shapes, varying sizes, and are positioned differently within the subdivision.
- Disagrees with a 'cookie cutter' approach.

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- The Board stated that the proposed policy is at least a starting point and acknowledged that the end result will need to have some 'flex' in it to account for those differences.

Kevin Hansen; 2207 Renaissance Blvd

- Believes that home values within Renaissance HOA will decrease if RV parking is taken away as an amenity.
- Feels that 2 neighboring HOAs that have similar wording in their CC&Rs as Renaissance currently does do not have problems with RV parking; that those neighborhoods retain their appearance without further restrictions. Why does Renaissance need restrictions--he does not believe they are warranted or needed.

Lori Erb; 444 Montero St

- Chose to live in the GJ area because of its location and the number of, and proximity to, outdoor activities.
- Most owners of RVs take pride in them and keep them in great shape; as such, they are not eyesores and if the neighbors do not care, why can't these items be kept in the driveway during the 'play' season?

Laura Paul; 447 Mediterranean Way

- Agrees and understands that 'toys' need to be screened.
- Has a problem with the 16' length limit as their full size truck exceeds that limit

Richard Swingle; 443 Mediterranean Way

- Pointed out that per Colorado law, if an HOA has restrictions but chooses not to enforce them, they may lose that right.

Nancy Spangler; 450 Athens Way

- Feels that if an RV is in the back yard/behind the fence, it is screened.
- Realtors define screened from public view as not being seen from the street.
- Does not want anything different than is currently in CC&Rs.

No further comments were forthcoming. The Board reiterated that their purpose for this meeting was to gather input. They will take that input, analyze it, and revise/modify/change the proposed RV parking policy. This will be distributed to all homeowners for review prior to implementation. The Board thanked everyone who attended.

Meeting was adjourned at 7:30pm.

Minutes taken by

Becky Jett

Heritage Property Management