

# Terrace Homeowners Association (B)

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## Design Control Committee Meeting

December 19, 2016

A meeting of the Terrace Design Control Committee was held on Monday, December 19<sup>th</sup> at 6:30 p.m. in the Berkshire Hathaway/Eagle Ranch office.

1. **Call to Order.** Bill Douglas agreed to chair the meeting in Cristian Basso's absence and called the meeting to order at 6:39 p.m. Committee Members in attendance were Bill Douglas and Gary Hill. Cristian Basso was absent. Michael Dunlevie, president of the Board was also in attendance. Owners present were Michael Jaques (539 Golden Eagle) and Linda Mossman (243 Ringneck). Eileen Jacobs of Mountain Caretaker was present as well.
2. **Approval of Minutes.** The minutes of the March 24, 2016 meeting were approved by Acclamation.
3. **Owner Comments.**

Linda Mossman asked about the process for fines for violations. The Enforcement Policy details the process for issuing notices and fining. Fines are \$50 after proper notice, opportunity to correct and opportunity for a hearing. Concerns were raised about the consistency of enforcement and the process for owners who have a complaint. The Code Enforcement Officer has resigned, but management will do enforcement in the interim. Management will follow up on Linda's concerns regarding parking violations near her home. Linda was also advised to file a complaint with the Town of Eagle as these violations also violate Town code.

Michael Jaques expressed concern about how the rules are written and the lack of consistency in enforcement. Management acknowledged that consistency has been an issue and will be addressed when a new code enforcement officer is hired. Michael J. also asked that his Initial Warning regarding construction materials in his yard be rescinded. The DCC directed that the minutes indicate the Warning may not have been proper as Michael J. stated that the materials leaning up against the fence were not causing it to lean and the landscaping and construction materials are due to an approved project still in progress. The DCC asked when the project will be completed and Michael J. stated that he would need until next fall to complete all projects as he is doing it himself on weekends. The Fall completion will be noted in the record.

Both owners expressed a desire for increased and more consistent enforcement of the rules.

4. **Current Applications.**
  - a. **247 Ring Neck.** The request for a screening fence to screen the summer camper was discussed. To date, Gary Hill has approved the fence and Cristian Basso has declined to approve the project. It was agreed that the project should be approved conditioned

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upon the fence being stained a natural wood color and being constructed such that the fence will be sturdy and not wobble.

- b. **111 Condor**. The owner had been asked to provide more info on the materials as it appeared to be a white plastic fence which is not approvable. The DCC directed management to approve the Screening Structure contingent upon the structure being built with wood and stained with a natural stain.
  
5. **Covenant Compliance Update**. The current code enforcement officer has resigned effective January 1, 2017. Management has suggested that Mountain Caretaker perform these duties for January and February to develop a detailed and consistent process for citations using the HOA-ARC software. The DCC concurred and approved this request.
  - a. **Draft RV Policy**. Management distributed the Draft RV Policy and asked the DCC members to review and comment so that it can be sent to the Board with the January Board agenda.
  - b. **Enforcement Policy**. Management has some recommendations for strengthening the Enforcement Policy which will be presented at a later date.
  
6. **2017 Meeting Schedule**. Management asked the DCC members to consider a consistent meeting schedule for 2017 so that it can be posted on the website for owners.
  
7. **Adjournment**. There being no further business to come before the DCC, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, Inc.

By: \_\_\_\_\_  
Eileen Jacobs