

SROA Covenants Committee

Meeting Minutes

SROA Board Room

February 5, 2024

open: 11:00A

present:

Committee Members

Patty Smith (chair)

Bob Nelson (absent)

Jim Tyvand

Lenna Kimball (via Zoom)

Jim Gamble

Steve Pearson (via Zoom)

SROA Board Liaison

Tony De Alicante (via Zoom)

James Lewis (SROA General Manager)

Patty Smith (chair):

1. Covenants Committee Charter

- all voting members received a draft of the revised Charter with proposed changes, via her email
- comments and all proposed changes submitted by committee members were incorporated in the finished document, to include striking the requirement for the committee chair to file an annual written report with the Board (paragraph 3 in the draft)
- all voting members confirmed the finished document by voice vote
- committee members voted unanimous approval of submitting the finished document to the Board of Directors

2. Unauthorized use of SROA and SHARC logos, name, and likeness

- all voting members received a draft of a new proposed addition to the *SR Rules & Regulations*
- Jim Gamble and Steve Pearson offered comments and text suggestions
- committee reviewed the proposed draft and approved text changes made for the purpose of providing clarification of existing text
- this rule was assigned its own separate section, Section 4.08

- by consensus of the committee an infraction of the rule is a Class A offense, with a \$2500 fine
- Chairman Smith will re-state the content of this new rule in an email document and distribute to all committee members for confirmation of complete and accurate text that was approved in committee.

3. Moving an existing rule for OPEN HOUSE SIGNAGE from the SR Design Manual to SR Rules & Regulations

- Steve Pearson suggested moving the existing rule to a different Section and make size and colors consistent with past standards
- James Lewis says existing standards have worked without issue in the past
- the rule is moved to its own Section 4.02.E.c.4.k of the *SR Rules & Regulations*
- due to no longer being relevant to any real estate activities within Sunriver, the words "MODEL HOME" is removed in its entirety from this rule by unanimous vote of the committee
- by consensus of the committee, add wording to clarify that each OPEN HOUSE on a lane is authorized to place one OPEN HOUSE sign at the point of entry to the lane. Such signs must be removed when the home is not being shown.
- Chairman Smith will re-state the content of this moved rule in an email document and distribute to all committee members for confirmation of complete and accurate text that was approved in committee.

4. Electric bicycles and bike path rules in Sunriver:

- not on the meeting agenda, but the topic emerged from a question regarding what potential work might be coming to the committee in the future.
- after a detailed open discussion it was the consensus of the committee members the existing rules for electric bicycle use in Sunriver were, as a practical matter, unenforceable.
- a motion was made and seconded to create a Board Action Request for removal of current electric bike rules because they are unenforceable. The motion passed 4 yeas to 2 nays.

- upon further member input and open discussion the committee voted to table the Board Action Request:
 - a. A number of previous extensive efforts and work by SROA addressed this issue, with the net result being the current set of rules.
 - b. James Lewis stated the Board understood certain rules may be unenforceable, but could choose to implement such rules to describe expectations of behavior and foster the appearance of a policy or intent of the Board.
 - c. Patty Smith opined the Board might very well respond to the Board Action Request by instructing the Covenants Committee to come back with proposed solutions and new rules. She also expressed her opinion that such an assignment would duplicate previous efforts and again come to the same conclusion that the issue in its current condition is inscrutable and no truly satisfactory solution is possible.
 - d. Lenna Kimball and Tony De Alicante expressed credible concerns with the process in which the rules would be removed, and the potential for unintended and presently unknowable consequences of such an action.

adjourn: 12:50PM


James Tyvand

Committee member and Recording Secretary(acting)