

**Covenants Committee Meeting**  
**August 8, 2024**

**Present:** Jim Gamble, James Lewis, Jacki Bue, Steve Pearson, Lenna Kimball,  
and Tony De Alicante

**Absent:** Bob Nelson and Jim Tyvand

This meeting centered on a review of the proposed R&Rs Section 1 Rules and the Violation Citation.

- Discussed the differences between Option 2 and Option 3 and are both necessary.
- Discussed combining Options 2 and 3 into Option 2. The 3 options will be Option 1, pay half, Option 2, hearing before the Magistrate, and Option 3, contesting to the Judicial Council.
- Possible wording for Option 2:
  - o Appear at the hearing as scheduled on the citation in person or by counsel, in writing, by telephone, or virtually. Any supporting documentation or to request a setting-over for a later hearing date must be received by the Magistrate's clerk in an email to [magistrateclerk@srowners.org](mailto:magistrateclerk@srowners.org) or by U.S. mail 3 business days prior to the hearing. The Magistrate shall have broad discretion over the hearing process, including but not limited to: a) whether the recipient may dispute the facts in the report or whether the recipient will be limited to presenting mitigating evidence; b) whether the recipient may ask questions of the citing authority; and c) whether witnesses will be allowed and the duration of testimony. There is no appeal from the Magistrate's ruling under Option 2.
  - o James will speak with IT regarding possible issues of a citation recipient appearing at Option 2 virtually.
  - o Citation: Section 4, remove "G"
  - o Citation: Section 7, add "Allotted time is 15 minutes."
  - o Citation: NOTE: delete "contracted"
  - o Citation: Add - "For further information go to [www.sunriverowners.org](http://www.sunriverowners.org), Documents & Forms, Governing Documents

- **Option 1** possible rewording: The recipient may pay one-half of the Scheduled Fine as shown on the front of the citation. No hearing will be held and there is no appeal from Option No. 1.
- **Option 3** possible rewording: Formal Hearing before the Judicial Council "Contesting a fine of \$100 or more imposed by the Magistrate is subject to appeal and shall be decided by the Sunriver Judicial Council. Any person against whom a fine has been imposed under Section 1.02 B, Option No. 2. who deems that such a fine was unfairly imposed may appeal from the imposition of the fine by filing a statement with the Sunriver Judicial Council within 30 days from the date of the decision letter."
- R&Rs 1.05 Schedule of Fines
  - o Remove numbers 1-6 and replace with Class A, Class B, etc.
  - o Discussed removal of 1.05 B. as the Magistrate has no jurisdiction over traffic offenses. *James will review with the Police Chief as it relates to R&R 2.01 Motor Vehicle Violations.*
  - o Delete 1.05 E
  - o Change the current 1.05 F to **1.05 E**

James stated these proposed changes will not be presented to the Board until their September meeting. Covenants will review an updated Draft Copy prior to their September meeting for approval and recommending to the Board for a First Reading.

Another Action Item for Covenants' September meeting will be the Design Committee requesting a review of R&R Section 4.02 F - Yard Structures and Ornamentation.

Patty and Jacki will meet to incorporate the above proposed/suggested changes and give to both Jo Zucker and Pat Hensley for their review. Another Draft Copy will be emailed to all Covenants members for review and discussion at the September meeting. If the Draft Copy is approved, it will be recommended to the Board.

The next meeting will be September 12<sup>th</sup>, beginning at 10:00am in the Board Room or via ZOOM.

**FYI:** The remaining 2024 Covenants Meetings are scheduled for:

October 10<sup>th</sup> beginning at 10:00am

**November 14<sup>th</sup> beginning at 11:00am**

December 12<sup>th</sup> beginning at 10:00am

Respectfully submitted,

Patty Smith  
Covenants Chair