

Kettle Creek Homeowners Association, Inc.

Special Board of Directors Meeting Minutes

April 30, 2019

The Special Board meeting of the Kettle Creek HOA was held at the offices of Z&R. The meeting was called to order by Candace Thompson. Present were:

Candace Thompson	President
Ann Clauda	Vice President
Lindsey Carter	Secretary
David Joyal	Treasurer
Brenda Anderson	Director at Large
Kevin & Emily Garlock	Owners 10644 Rhinestone
Michelyn & Rodney Stephens	Owners 10604 Rhinestone
Darren Burns	Property Manager
Chris Schade	Property Manager
Shalah Zimmerman	Manager's Assistant

HEARING: 10644 Rhinestone Drive – 4:25 p.m. - Darren introduced everyone and provided the basic protocol of the hearing and provided the Garlock's the floor to speak. Mr. Garlock presented information on the chronology of violations and communications, which he felt were lacking after his initial responses to the Board in December of 2018. He requested the Board waive the fines as he is confident his household has complied approx. 99% of the time since the second letter and may have had a single lapse. He used his remaining time to speak to the reasonability of the overnight parking rule compared to the neighboring communities, which he reported as being more flexible. Finally, he spoke to the Association's approach to handling violations (lack of previous enforcement) and setting the tone for the entire Community.

The Board discussed the violations and the accuracy of the location of the violation reports. Dave made a motion to waive the fines under the condition that future violations will be assessed at \$50 each. The motion carried unanimously.

HEARING: 10604 Rhinestone Drive – Michelyn spoke to the household's good faith efforts to comply as best as possible with the Rule after receiving the notice. They also spoke to the Association's approach in enforcement as being negative rather than positive. The Board discussed the violations and noted that 12 violations were noted, but only three after the 2nd notice. Ann made a motion to assess \$150 of fines for the three violations (\$50 x 3) reported after the 2nd violation notice. The other 9 violations, noted prior to the 2nd notice, will be held in abeyance for 90 days. If there are no further violations within the 90 days, then the \$450 (9 x \$450) will be erased. If another violation occurs within the 90 days, then the \$450 will be posted along with \$50 per future violation. The motion carried.

The Board discussed the possibility of modifying the Rule, possible alternatives and the way ahead for polling the residents for a larger scale opinion. Both

The meeting was adjourned at 7:27 p.m.

Lindsey Carter
Secretary

Darren H. Burns
Property Manager