

Dec 5 2020

## Puesta Del Sol Board Meeting

All members invited via Zoom meeting

In attendance: Dan Boyer, Jerry Klaes, Joyce Robertson, Don Bellio, Kody and Brianna Henderson, Andy Smith, Pat Foster, Lexy and Shea Walker, Scott Stevens, Ryan Jackman

Quorum established: all board members present (Jerry, Joyce, and Don).

Meeting Agenda for Dec. 4 2020 approved.

Review of the proposed changes took place as follows:

Amended Rules and Regs: the Board proposes

- a. doing away with the 3/12 roof pitch requirement (Section II.6);
- b. updating the building timeframe to 18 months (Section I.10);
- c. as amended in the meeting: clarifying that a garage can have a maximum of 3 street facing single-car garage doors or one double and one single street facing garage door, with no restriction on the number of cars within the garage (Section II.9); Maximum garage door width for Single doors is 12 feet wide, and double doors is 20 feet wide with a maximum street facing width of 32 feet. Non-street facing doors shall require approval of the Architectural Committee.
- d. as discussed in the meeting, the Board decided to study the height restriction further, prior to making changes. Study will consider protecting view corridors and will further consider impact on individual lots. Original proposal was: prohibiting multi-story dwellings and a reducing of the max. height for any building to twenty feet from lot grade (Section II.7 & 8);

Fee Schedule: the Board proposes the following changes

- a. Owner's failure to begin residential construction within 18 months of purchase, which fine shall be paid on said Construction Deadline and the anniversary of the same each year: \$1,500;
- b. Changing \$50/day fine to a \$10/day fine for violation of CCRs;
- c. Owner's failure to pay annual assessment within 30 days of assessment being sent to Owner: \$20.00; and

d. All sums payable hereunder shall bear interest at eighteen percent (18%) per annum from the due date, or if advanced or incurred by the HOA, commencing fifteen (15) days after repayment is demanded.

Board plans to adopt the proposed changes to the Rules and Regs, subject to the above, within the next two weeks.

Meeting adjourned at 10:45 AM Dec 5 2020

Submitted for Board review by Jerry Klaes Dec 5 2020