

Cumberland Ridge Homeowners Association, Inc.

Board Meeting Minutes

February 27, 2020

Time: 7:00 PM

Location: Eagle Bluff's Clubhouse

Attendees: Board Members: Don Jackson, Linda Buess, Paul Trotter, And Steve Ellis

Attendees: Fifty two homeowners

The meeting opened with information regarding the recording and broadcasting of the meeting via Zoom and a recap of the current Restrictive Covenants (RC) to create an understanding of why updating the document was a target project by the board.

- The current recorded document was inadvertently reverted to old language regarding the minimum building square footage required.
- The current recorded document only recognized Unit 1 which leaves Units 2-8 to revert to old recorded language. Many attendees did not understand the term "Units" within the development. The Board explained how the Units were designated by the developer in the 1970's.

As the meeting progressed, the following RC changes were discussed:

- No refund for Primitive Park payments
- Homeowner violations, after notification, increases to \$50 per day
- Special events restrict number of cars at a household to 15 unless board approved
- Special paragraphs regarding short term leases spurred spirited conversation regarding the difference in AirBnB and 6 month rentals.
- Boats and Trailers should be parked in Primitive Park
- Placement of signs created a conversation of political signs – one person suggested that we cannot limit to one political sign.
- Change on method of voting created a group conversation regarding the dangers obtaining changes too easily – some suggested changing a RC was designed to be difficult to make sure the entire development agreed on the changes.
- A question regarding the method of voting spurred a conversation of line item voting. It was decided the majority of the group attending wanted a line item vote. The board decided the ballot sent to homeowners would detail each major change creating a line item vote.

The meeting adjourned at 8:31 PM.

Linda Buess



Treasurer