

## **Kernan Creek Ranch HOA Board of Directors Meeting Minutes**

### **Special Topic: Attorney Consultation**

**June 29, 2023 – 10:00 AM**

Attendees: Gregg Esenwein, Philip Dixon, Doug McGuire

A Board of Directors special meeting of the Kernan Creek Ranch Homeowners' Association (HOA) was held as a result of the June 11, 2023, meeting. It was held at the offices of Erin Johnson, West Slope Realty in Cortez, Colorado at about 10:00 AM.

The purpose of this meeting was to discuss recent proposals for changing the HOA covenants.

Discussion of the following points concerning the possible revision of the CC&Rs ensued:

1. The refinement of language concerning the recreational use of the property. Specifically, the use of OHVs, dirt bikes, etc. for racing purposes should be limited and added into the covenants.
2. Noise nuisance, excessive or continual barking dogs and dog restraint
3. Short term rentals of main or guest house(s)
4. Processes for changing the CC&Rs and legality of current process for modifications.
5. K.8 road easement in the deed for the large property adjacent and to the west of KCR

The attorney (Erin) quoted a price of \$20,000 dollars to completely revise the covenants to bring them in line with CCIOA. When further asked about smaller revisions, a low estimate of approximately \$5K to just do minor modifications.

The attorney also held the opinion that the current method of 2/3 land area voting was probably not legal per CCIOA.

The attorney suggested we pull deeds to take a look at any possible deed granted easement specific for access to road K.8 for properties using that road.

The meeting ended after about one hour.