

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

**June 11, 2023**

Attendees: Gregg Esenwein, Chris Becker, Philip Dixon, Doug McGuire (Leila Hanson unable to attend)

A Board of Directors meeting of the Kernan Creek Ranch Homeowners' Association (HOA) was called to order at 6:07 pm at the home of Ann & Doug McGuire on June 11, 2023.

The purpose of this meeting was to discuss a recent email sent to Doug McGuire, by Chris Becker, about perceived deficiencies in the CC&Rs of the KCR Homeowners Association. That email message is presented as an attachment, herein.

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.
5. What deed provisions are in place for K.8 road use?

It was determined that further exploration of these items should move forward. Doug thought that a meeting with an attorney he had recently used would be a good idea for getting better understanding on where we stand and how changes might be possible.

Doug would take the action item to setup a meeting with the attorney, at which other board members would possibly join, depending on availability. Also, Doug proposed that if there is any cost for this initial consultation, that cost would not be charged to the association.

This meeting concluded around 7:00 P.M.