

# **Minutes**

## **BOARD OF DIRECTORS' MEETING**

### **KERNAN CREEK RANCH HOA**

January 18, 2006, 7 p.m. Marion House

#### **Present**

Bob Marion, Lin Daly, Jon Callender, Leila Hanson, Earl Scott, and Tracy Brown

#### **Agenda**

Discussion of new statewide HOA laws that went into effect on January 1, 2006

#### **Discussion**

Bob began the meeting by resigning as president of KCR HOA. That leaves the board one member short and with no president. As provided in the Bylaws, Section II D, the board will request an HOA member to finish his term; then it will reorganize itself as to officers.

Jon started the discussion of the new laws. Some of the reasons the new laws were created were that there is chaos in many of the larger HOAs, and much legal wrangling is going on. So the discussion centered on how we should proceed and what consequences are involved?

Discussion was held regarding the necessity of incorporating the HOA; the legal requirement for the HOA to carry liability insurance on the road; and how to cover possible liability for board members. Another area discussed in detail was the new requirements for permanent record keeping, the many records required, and the fact that any owner selling property at KCR must provide to the prospective buyer comprehensive information about the HOA, including Declaration, By-Laws, minutes and financial information. This must be provided by the HOA upon request from the seller. Otherwise the HOA risks penalties from impeding a real estate transaction.

The board decided to send a packet of information to all HOA members that will include a Resolution adopting the requirements of the new state law, and the Policies and Procedures required to be in writing under the new law. The board will set a date in the near future to hold another board meeting; all HOA members will be invited to attend that meeting and discuss the new law. It was noted that education on the subject of HOA law of both owners and board members is now required. Sending a board member to a class in Denver was discussed.

Lin then talked about slash burning and the dry conditions that currently exist. The board decided to include a statement about restricting burning in the next communication with all HOA members.

#### **Adjournment/Approved**