



Kissing Camels Property Owners Association, Inc.

COVENANT COMMITTEE MEETING

January 19, 2022

Minutes

Call to Order – The Covenant Committee Meeting was called to order at 1:31PM at via Zoom by Chairman Ken Rodrigues.

Establish Quorum – Quorum was established.

Chair	Ken Rodrigues	Present
Member	Dave Parrish	Absent
Member	Jerry Schaefer	Present
Member	Jason Akovenko	Present
Board Liaison	Marie Parkinson	Present

Diane Hampson, KCPOA Community Manager and Teresa Lamothe Assistant Manager were also in attendance.

Introduction of Guests

Anne Moore, owner 2724 Lyons View and Barbara Rist, ARC Chair.

Resident Questions and Comments

1. 2427 Lyons View Point

a. Resident Anne Moore came before the committee to explain her additional resident's involvement in the alleged tailgating and parking on the street overnight violations. Mrs. Moore agreed with the community rules and asked if the committee would consider options such as one-time parking permits issued for a special event her family will host in May of this year.

b. The CC discussed the above option and Mrs. Moore agreed to notify the Management office in writing in-advance of a special circumstance regarding parking to ask for an exception. Management office will forward the request to the CC Chair for approval. Owner will be notified thereafter of the Committee's decision. A motion was made to approve the above recommendation. (Rodrigues/Schaefer). Motion passed.

c. A motion was made to waive the parking and gate arm fines administered in December 2021 (Rodrigues/Schaefer). Motion passed.

2. Folding Basketball Backstops Rule

a. Comments by resident of 1120 Hill Circle, Camels Ridge Townhomes
b. Complaint received on portable basketball hoop located at 3640 Camels View
c. After reviewing the above communications, the CC unanimously agreed to forward this onto the EB. The Chair volunteered to revise the KCPOA Use, Maintenance and Living Environment Standards for Kissing Camels Estates, specifically, section 2.8 Swing Sets, Playhouses, Play Areas, Etc.: *No recreational*

structure, playhouse, swing set, jungle gym, slide or other similar apparatus shall be constructed or placed upon any Lot unless it is approved by the Board prior to construction and/or installation, and unless it is constructed and/or installed to minimize visual impact in compliance with guidelines published by the Board. Fixed in place basketball backstops are not permitted; however, folding backstops are acceptable when being used on a regular basis. If not in use for a period of ten (10) days, they shall be moved out of plain view of the front street. They shall not be stored on the driveway. Ken will forward his re-write to the committee for an interim vote between meetings.

Approval November 17, 2021, Minutes The minutes from November 17, 2021, were approved as submitted. (Rodrigues/Parkinson). Motion passed. The minutes from the January 19, 2022, will be compiled by Teresa Lamothe and emailed to committee members for approval.

Covenant Enforcement Updates

1. Violation Report Review:
 - a. Committee guidance to CM for enforcement process improvements.
2. a. Leasing Policy Enforcement:

The unit owners are required to provide the Management office with lease documentation, including notification forms, a component of which is the lessee's agreement to abide by the association rules.

 - b. Discuss current enforcement procedures, process, and fine amount for violations.
 - c. Audit enforcement to date, as we recently completed for the Tailgating Policy.
 - d. Provide clarification on which forms, and documents must be submitted to office (Exhibit A & B).
3. Community Manager (CM) Report:
 - a. Follow up on gate access/tailgating fines refunded to residents.
 - b. The management office is performing weekly site visits and paying special attention to the escalation date on each address on the Open Violation Report.

Rules and Policy Modifications:

1. Use, Maintenance & Living Environment Standards:
 - a. The Chair discussed modifications to section 2.26 *Signs* and 2.27 *Political Signs* to comply with state statute changes that went into effect on September 7, 2021.
 - b. Commitment to post to website and distribute via weekly Update email in early December following the December 2, 2021, EB meeting, at which upon approval, the EB will grant permission to do so. Purpose of posting was to provide for resident feedback/comment period during month of December. This plan was published in the September newsletter as well.
 - c. Draft changes to sign and flag rules were discussed and no feedback/comments have been received by the management office.
 - d. CM reported no resident feedback received in the management office, seeing no changes, the final proposed rule change recommendations will be forwarded to the EB for ratification at its January meeting.
 - e. A motion was made to recommend the 2.26 *Signs* and 2.27 *Political Signs* to comply with state statute to the EB. (Rodrigues/Akovenko). Motion passed.

Covenant Policy:

1. The CC will solidify recommended changes to the Covenant Policy to align with recent changes to ARC Builder Regulations.
 - a. Update fine schedule table with new updated builder regulation fines and the CC to differentiate signage violation in fine table.
 - b. For which violations will the ARC issue a fine on first offense?
 - c. Advance recommended CP changes to EB for approval consideration.
2. Initiative to execute policy review by legal counsel.
 - a. Brainstorm objectives for this endeavor.
 - b. Proposal to conduct a pilot effort by selecting two policies for review, as well as formulating questions to ask counselor.
 - c. Identify candidate law firms to get reviews done. – table until committee produces specific questions.

Other Business

1. 3840 Edgecliff Court - Owner Request Seeking Approval of Beehive
 - a. The CC discussed the request to build a beehive and referenced the KCPOA Use, Maintenance and Living Environment Standards for Kissing Camels Estates, specifically, section 2.10 Nuisances: *No hazardous, noxious, or offensive activity shall be carried on upon any Lot or in any Dwelling Unit, nor anything done thereon or therein tending to cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood. No annoying lights, sounds or odors shall be permitted to emanate from any Lot or Dwelling Unit.*
 - b. A motion was made to deny the request to construct a beehive onsite at the above residential home based on the requirements of Department of Wildlife regulations. (Rodrigues/Parkinson). Motion passed.
2. Ken Rodrigues, transition from Chair to Committee Member
 - a. Ken remains on as Chair until after the March meeting, at which time he will step down as Chair.

Adjournment- With no further business to discuss, the meeting was adjourned at 4:08 PM.

***Next CC Meeting is scheduled for: March 16, 2022 at 1:30 PM (proposed).**