

MINUTES - 2018-2109 COMPLIANCE COMMITTEE  
JANUARY 9, 2019 – POA OFFICE

The January meeting of the 2018-2019 Compliance Committee was held at the POA office, on January 19<sup>th</sup>, 2019 at 6:00 pm.

Seven committee members present. Seven community members addressed the committee along with Executive Director Smock.

Some of the changes the committee has previously voted on concerning Article 46 in the Board Policy Manual include:

A POA Member (or POA staff member) fills out and signs a complaint form. Complainant's identity to remain anonymous.

POA compliance determines if complaint is a POA violation.

If so, a letter is sent. If not, complainant is so notified.

If no response, POA will make a reasonable attempt to find out why.

If property owner flatly refuses, stronger measures will be taken.

Complainant is to be kept informed as to the status of complaint.

Fines will double every month, until property owner resolves.

Committee to recommend Board appoint three members to be on a standing Compliance Committee.

Committee to recommend a two-tier appeal process. First appeal to compliance committee and if requested, a second appeal to the board. Board ruling final.

Committee to recommend that POA compliance employees only work on violations that are brought by a signed a complaint form.

The changes to Article 46 at this meeting include:

Initial fine - \$25.00

When fines reach \$2,500.00 the POA will file a lien on the property.

Fines will continue to increase each month until the violation is resolved, and an additional lien will be filed at each \$2,500.00 increase.

After these minor changes are completed, committee will have an email vote to adopt the revised Article 46 to be new procedure process the committee will recommend to the Board to be the guideline for the POA compliance staff to use as the process to be followed on all compliance violations.

At the next meeting committee will consider revising a “list of rules” or a “list of guidelines” to be used by the POA to help property owners better understand their responsibilities under the Articles of Incorporation, the By-laws and the subdivision covenants. The POA already has the rules, they are just set out in several different documents.

At a future date, the committee will consider recommending the POA promote an educational project, intended to educate property owners on compliance issues.

Meeting was adjourned at 7:00 pm.

Chairperson

ALAN RICKERTSEN