

Blue River Run
Special Meeting Minutes
December 10, 2021

I. Call to Order

The meeting was called to order at 2:00 PM. MaryKay Kelley, Mike Mueller, Allen Kvidera, Wiebe Gortmaker, John Dunlap, and Joe Kopchik were present via Zoom video conference. Kelly Schneweis was representing SRG.

Owners Present:

Cyndy Scholz (106 CL)

Ralph Tullier (113CL)

Jeff Scott (117CL)

Bill Felsher (137CL)

Arthur Lock (106 RV)

Graham Kane (1573L)

Discussion of Rule Revision

Over the last year there has been a lot of conversation about parking and rules. The Board thought it would be wise to review rules. This discussion is about reviewing the rule rewrite to be more closely aligned with the previously established Declarations. There have been several recent comments and complaints of parking violations and Board enforcement.

The Declaration is the governing document for Blue River Run Association. In order to amend the Declarations, it would require a vote of 67% of the entire ownership which is challenging to accomplish.

Cyndy Scholz asked for further explanation on why the Board decided to pursue the rule revisions. Joe explained it was largely a document clean up, but there were some questions about sprinter vans that triggered the rewrite.

The primary intent of this meeting is for the Board to discuss the revisions and approve to start enforcement.

Temporary parking was explained as an RV or Camper to not exceed 36-hour time limit permission to load and unload vehicles only.

Bill Felsher commented that he drives the Ram van every day for work.

Arthur Lock drives a motor home and wants more understanding on how the 36-hour rule came about. Previously it was a 7 consecutive day period. The Board arrived at 36 hours as a limited permissible timeline that would previously prohibit these vehicles. The Board explained 36 hours was an appropriate amount of time to load and unload. It's not the intent of the rule to have continuous consecutive 36 hour permissions, but rather only for loading and unloading.

Allen commented that he reviewed the neighboring Ponds HOA declarations and rules, and the owners request a pass and SRG commented the Ponds language is 24 hour courtesy to load and unload vehicles.

The Board would like owners who intend to bring these prohibited vehicles to notify the management company prior to parking on the property.

Graham Kane commented he uses his vehicle as a primary transport for his jobs over the last 5 years and the revisions will have a heavy impact on him. He also suggested according to the Declarations, the Board can designate a location to store these vehicles and would like the Board to consider alternative solutions. The challenge is parking and snow storage and there is no space for a designated parking area for such vehicles.

Ralph Tullier made a comment when he bought the home, he reviewed the declarations and rules and determined these vehicles were permissible based on the non-enforcement of the rules by the Board. He believes the rules are outdated. He wants to know if there is a possibility to accept a grandfathered opportunity.

The impetus for the rewrite were complaints from owners about noncompliant vehicles parked on BRR property. The Declarations does not allow a basis to grandfather vehicles. The Board wanted rules that are consistent with the Declarations that are enforceable. Those owners who have these vehicles, would be allowed a grace period until May 31, 2022, for delayed enforcement.

The Board thanked owners for comments and explained they have tried to accommodate as much as possible and understand this won't be pleasing to all.

Mike moved to adopt the resolution and the rule as proposed with the caveat that we will give the owners at 127CL, 133CL, 137CL, 1573LL, a delayed enforcement of May 31, 2022 and make the effective date of the amended rules December 1, 2021. Joe seconded the motion. With a vote of approval of 5 board members present and none opposed, the motion carried.

Summit Resort Group explained the enforcement process and explained fines will be levied according to the BRR Enforcement Policy.

The Board encouraged owners to continue to make written comments and submit those to the Board for review.

Adjournment

The meeting was adjourned at 3:24 pm.

Board Member Approval: _____ Date: 1.24.22
