

DRAKE LANDING ASSOCIATION
BOARD MEETING RULES & REGS
September 25, 2023
10:00 a.m.

MINUTES

- I. Call to Order
 - A. The meeting was called to order at 10:02
 - B. Meeting attendees:
 - Tim Colton, President
 - Paula Stjernholm, Vice President
 - Laura Snow, Treasurer
 - Brooks Rarden, Secretary
 - Bruce Andersen, Owner
 - Kevin Lovett, SRG
 - Steve Wahl, SRG
 - Armani Zangari, SRG
- II. Drake Landing Rules & Regulations Review
 - A. General Comments
 - * Any revision to the Rules & Regulations will require an update to the header to reflect the latest adoption date.
 - *Add R&R abbreviation as short hand in the document
 - *In General Rules, change Long-term renters should to Long-term renters must be proved a copy of the R&R's.
 - *Added new "Common Area and Limited Common Area Electrical Usage" section to R&R's.
 - B. Parking
 - *Changed manor to manner in 5.a.
 - *6. references RV, commercial vehicles section. Should these vehicles be allowed for up to 72 hours to accommodate loading/unloading?
 - *6 change "storage trailers" to "trailers".
 - *8.4.ii changed email address from Kevin Lovett to info@summit.com to allow for team response rather than just Kevin.
 - *Added section 10 addressing not parking larger vehicles at the east end of D building due to tight parking and garage assess of the east building D garages.
 - *Add roll off dumpster verbiage to the remodel request.
 - C. Common Area and Limited Common Area Electrical Use
 - *The four rules that were added to the Drake Landing Rules & Regulations are primarily established to prevent unauthorized use of HOA common

electricity. The HOA should not have to pay for individual owner electrical use.

*These rules also provide for the elimination of a trip hazard from electrical cords crossing sidewalks.

*Guidelines for Drake Landing EV charging stations will be developed by the future EV Charging Subcommittee.

*Brooks Rarden has volunteered to chair this subcommittee.

*The attached EV Charging Subcommittee guidelines set an outline for the subcommittee.

*The guideline addresses both individual EV chargers and community charging stations.

*Is the HOA adequately insured for EVs? Protection in case of a fire? Kevin Lovett stated that the HOA is covered for most unforeseen instances. As EV charging becomes more common additional provisions may be added to insurance policies.

D. Rules Enforcement

*Need to add a section addressing the updated rules enforcement verbiage from Colorado HB 1137.

*The board has concerns about rules violation enforcement. How does SRG track violations? Is there a way to track prior violations per unit? Should the HOA start using parking passes? Can we track license numbers? How to manage commercial parking separately?

*How to manage owners/tenants bringing trailers. Do STR register with SRG?

*State law requires all vehicles to be tagged twice and towing is not allowed until the third violation. STR are often gone before we get to a third violation.

*How to enforce the existing vehicle registration requirement?

*Each unit is allowed to park two vehicles. How do we know if a unit is parking more than two vehicles?

III. Next Meeting Date

Annual Meeting 10/14/23 @ 10:00

IV. ADJOURNMENT

The meeting adjourned at 10:51