

CRHOA Board Meeting - 4 March 2014

BOD Members present - Mark Noll, Vance Butler, Eric Lynn, Tim Evans, Jennie Slack (ACC)

Mark N called meeting to order at 7:02

Guests in Attendance - Steve Collins, Brian Foszick, Phil Schumock, Dale Meints, Richard Fox

Old Business:

Estates Roofing concerns

Brian presented a map of Estates area showing results of canvassing Estates homeowners regarding expanding approved roofing options to include composition. In addition the Board was presented with a list of homeowner signatures supporting the change as well. It is well over 80% with 1 negative vote and 4 abstains.

Mark N reiterated the Board's position that we must validate the information presented, and that the board must be careful in making the decision as it would set precedent in how we deal with revision to the CCR's in treatment of Estates as special entity. Tim E proposed that we provide the Estates homeowners a date of Tuesday 3/11/14 when we would let them know the status of our decision. It was acknowledged that time is of the essence in providing a decision back to the homeowners on this issue. There could be the possibility of providing variances to those homeowners who are currently experiencing leaking roofs.

CertainTeed - Presidential shake TL series architectural composition (three piece laminated fiberglass) is the proposed alternative presented to the Board for consideration.

Phil Schumock offered to draft wording for an amendment that would address the material issue and also allow some latitude for future Boards to approve material changes as products improve and new products come of the market. He will obtain concurrence on wording from other Estates members present and submit to the Board by Friday, 3/7/14.

Steve Collins - Requested variance to alleviate immediate need to address leaking roof. Board cannot grant immediate variance due to missing members, he also presented a concern that the CCR's in his interpretation, requires that all homes in Classic and Janelle Estates must have "architectural grade" composition roof and that no other is allowed.

Trees - (Able, Cross, Do)

Mark N and Eric discussed the CCRs' and how this affects our ability to proceed and enforce compliance to applicable sections of the CCR's. The Board feels that it is only appropriate to proceed with direction of legal counsel and possibly a meeting of the Board with the lawyer face-to-face or via Skype. There are two issues to resolve - what action can the BOD take with minimal legal risk to the Board and also what exposure does the BOD have in being responsive to the homeowners in ensuring enforcement of the CCR's. The consensus is that we continue to

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support getting the homeowners together and support an amicable resolution between the affected owners.

### Neighborhood Watch

Discussion of the recent spate of sightings of a suspicious vehicle in the Estates area - it was reiterated that people should be calling Pierce County / Puyallup PD NON-EMERGENCY number to report sightings - If you feel there is an imminent danger to people / property of course call 911 - use your best judgment.

### New Business

Dick Fox requested permission to cut tree that is in planter strip. He feels it is too close to his driveway and is concerned that someone will back into the tree causing damage. He wanted to have the tree removed. He was advised not to cut it himself and to send an email to the Board requesting the tree to be removed. Also told him that the Board would respond to his questions ASAP.

Meeting adjourned at 8:20 pm.