

Barton Creek Reserve HOA
Executive Board meeting
6.25.24

Meeting started at 11:15 am Mountain Time

Members present: Bart Margheim, Mary Hart, Jason Laabs, Kim Gronberg, Andy Dempsey and Andy Richmond as council.

Cameras:

- Many houses have Cameras on the outside; Mary suggests that we write “outside cameras have to be black or brown and placed obscurely” for esthetics; Attorney Andy Richmond recommends he write a memo for distribution to everyone from the board; write an e-mail; don’t amend the covenants or bylaws.
- Questions on privacy/pointing of cameras; Andy said you can only point cameras to your own property primarily and primary viewpoints. Cannot get a neighboring bedroom or bathroom window of neighbor or anywhere a neighbor would expect privacy.
- Jason commented that he feels the cameras have helped with STR noise

Dues Collection policy:

- Andy will give provide info for Barton Creek Reserve Collection Policy; We don’t have to amend, there isn’t a collection policy now.

General Violations:

- Noise coming from Log Cabin (hvac system?) also noise on Greg’s property
 - Jason said noise is subject to interpretation; is it a typical noise for a house? Andy said it comes down to a “reasonable person’s standard”; Is the noise necessary?
 - Andy R: a couple enforcement options: Issue a default assessment- a reasonable fine to dissuade the offense.
 - Only has to be a noise that affects 1 owner; but unreasonably loud has to be determined by board.
 - At this point, executive board will get together this summer and assess the noise.
- Lot 9- unscreened Radon pipe
- Could develop a default assessment/fine policy.
- Need 2 of 3 board members to agree
- Lot 20 took down all their trees; supposed to keep trees to “preserve wooded character”
 - DRB/Mary received an e-mail from Lot 20 owners; forwarded the letter to Andy R. from the state/ forestry service recommending the removal of

the trees/ he was afraid of damage to his house. Could be insurance companies that dictate that trees cannot be within striking distance of the house.

- Andy said a lot of “fire-wise” regulations; But we should be able to have a balance between being “fire-wise” and keeping “wooded character (open to interpretation)”
- Encourage owners to come to the DRB first before cutting down trees. ie: for safety reasons, have to remove more trees, need to have a replanting plan.

No other new business

Meeting adjourned at 12:07 pm Mountain Time

Signed by Kimberly Gronberg, Secretary