

Blue Ridge Estates HOA Board meeting

June 27, 2020

Architectural Report

1. We now have 3 Architectural Committee members:
 - a. Mike Nitz – long time property owner and full time resident. Brings well rounded experience in teaching, automotive, and construction.
 - b. Dan Trainor – long time property owner, current Board member, and previous AC member. Dan brings his historical experience with BRE, a good eye for detail, and a commitment to do things right.
 - c. Mike Bourne – recently retired from the automotive industry with 30+ years of facilities and construction management experience along with more than 10 years serving on an HOA Board.

2. Approval Requests

- a. 19 Approval Requests since Jan 1
 1. 1 New residence underway – please welcome Wally and Debbie Motrych
 2. 1 detached garage (nearly complete-finishing paver driveway)
 3. 1 fence (not started)
 4. 1 deck expansion(complete)
 5. 4 trailer requests (1 not yet approved)
 6. 2 patio shade/gazebo requests
 7. 2 sheds
 8. 2 maintenance requests (window replacements)
 9. 2 driveways w/culverts
 10. 2 flagpoles (complete)
 11. 1 Play Structure

All Approved except the Play Structure, 2 Patio Shade/Gazebo requests, and 1 trailer request which we will talk about next.

3. Architectural Guidelines Review and Update

- a. Assembled team to work through the Alignment of CC&Rs Article III with Architectural Committee Standards Article X document (aka Architectural Committee Rules)
- b. Working team members:
 - i. Ron Krug
 - ii. Mike Nitz
 - iii. Dan Trainor
 - iv. Theresa Bayer
 - v. Mike Bourne
- c. One of the first tasks for this working team was to review the architectural services proposal from HOAMCO. The team recommended to the BRE Board to bring back the architectural service to BRE and terminate the proposal with HOAMCO. The BRE Board concluded to bring the AC activities back to BRE effective May 21, 2020. Transitioned info from HOAMCO Architectural Dept to BRE on June 2nd in Prescott.
- d. This working team worked through the Alignment document in 7 working sessions starting on May 9th to review and update the Alignment document. Work completed this week with a final document to be sent for a Legal review to insure the document is fully aligned with the CC&R's, aligned with any legal or regulatory requirements, and get the Legal opinion on whether or not we can make the revisions that will be recommended to the BRE Board for approval. Please note we are ***not*** changing the CC&R's with these revisions! Timing will most likely be August to get the Legal opinion, make any revisions/modifications recommended by Legal, and recommend BRE Board approval.

- e. The approval requests that have not yet been approved (patio shade, gazebo, play structure, & trailer) will be addressed with the revised alignment document that the working team believes will be welcomed by the BRE membership and should solve some of the past issues getting some requests approved. We will share the details after getting the Legal review of the document. I apologize that this is taking so long, but it is a process that needs to be followed to ensure future success.
 - f. If by some chance the Alignment document revisions cannot be used or modified based on the Legal opinion or conclusion of the BRE Board, we would have to amend the CC&R's to make some of the changes. Changing the CC&R's takes 75% of membership vote to make a change or amendment. A daunting task in BRE since the majority of property owners are either part-time or vacant lot owners that do not get too involved in the community.
4. A website is in the works. Actual work to create the new website begins the week of July 6th. We know that comm's from the BRE Board and HOAMCO have been an issue. There are still several members that do not have Caliper Portal access or are not getting the community updates and meeting notices. We work to rectify these when we are made aware of any issues. Expecting the new website to be online by end of July.
 5. Forest access from Lots 133 & 134. Recently there was an incident where someone had cut a padlock so they could access the forest from BRE or vice-versa, we really do not know. I am asking membership to spread the word that this old road leading to the drive gate is private property and anyone that does not have permission of the owners is trespassing. A member of the Coconino County Board of Supervisors stated that the gates and easement are to be used for Emergency use only. As such, the Forest Service and BRFD have locks on the gate. Cutting these locks is a Federal Crime just so you know. Same hold true for the drive gate located behind Lot 12. Lot 7 has an old cattle easement gate that should be respected in the same manner. Just because a lot is vacant does not give you freedom to trespass without permission.
 6. Call to membership – we can always use help in any area of interest by membership. Website development/maintenance, Fire Safety, Architectural Committee.