

Blue Ridge Estates HOA Board meeting

August 29, 2020

Architectural Report

1. Architectural Committee Approval Requests
 - a. 16 Approvals Request completed since Jan 1
 - 1 detached garage
 - 1 deck expansion
 - 2 sheds
 - 2 maintenance requests (window replacements)
 - 2 driveways w/culverts
 - 2 flagpoles (complete)
 - 1 fence installation
 - 1 trailer request (submitted 5/2019 – got lost in transition to/from HOAMCO)
 - 4 short-term trailer requests (< 7days)
 - b. Ongoing projects since Jan 1
 - 1 New residence underway on Timber Ridge
 - 1 fence (home on Bald Eagle – ownership change)
 - 1 trailer request
 - c. Requests not approved yet (pending Board adoption of revised AC Rules)
 - 1 play structure
 - 2 patio shades/gazebos
2. Architectural Guidelines Review and Update
 - a. Meeting with Carpenter Hazelwood and BRE Board on 7/24 to review some revisions to the Alignment of CC&Rs Article III with Architectural Committee Standards Article X document (Alignment Doc). Key points from the meeting with Legal include:
 - Alignment Doc should be renamed to “Architectural Guidelines of the Association” to align with the CC&R’s
 - AC Guidelines or Rules & Regulations do not need to be recorded. Recording documents that change periodically requires re-recording to keep everything current and updated. Recording documents is only a means of communication. If the BRE Board communicates frequently and have the documents available to membership on a website, then recording does not make sense and adds unnecessary cost to BRE.
 - Best way to solve the ongoing disputes is amending the CC&R’s to eliminate any contradictions within the CC&R’s. 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. However, voting can now be done electronically by a 3rd Party firm.
 - Legal suggested the BRE Board adopt the revised Alignment Doc now known as Architectural Guidelines of the Association, however should hold the final approval/distribution until after the Dept of RE has made its ruling on the current complaint.
 - b. The “Alignment of CC&Rs Article III with Architectural Committee Standards Article X” revised document is being reviewed/revise by the Legal firm Carpenter Hazelwood.
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3. Forest access from Lots 133 & 134 was compromised again over the July 4th weekend. Someone had cut a padlock so they could access the forest from BRE or vice-versa. BRE furnished a couple of fresh “No Trespassing” signs to the owner. Just because a lot is vacant does not give you freedom to trespass without permission.
4. Call to membership – we can always use help in any area of interest by membership. Website development/maintenance, Fire Safety, Architectural Committee.

