

**OAKHURST COMMUNITY ASSOCIATION, INC.**  
**CC&R VOTING MEETING**  
**FEBRUARY 5, 2001 - 7:00 P.M.**  
**AT OAKS RECREATIONAL CLUB**

**I. CALL MEETING TO ORDER**

The Monday, February 5, 2001, special voting meeting of the Oakhurst Community Association (OCA) was called to order at 7:11 p.m., by President Jeanette Reida, at the Oaks Recreational Club clubhouse. A quorum of the Board was present. Mary Armstrong called the Roll. The following Board Members were in attendance:

ABSENT	PRESENT	BOARD MEMBER	BOARD TITLE
	X	Jeanette Reida	Director & President
	X	Kevin Suckow	Director & Vice President
	X	Mary Armstrong	Director & Secretary
	X	Therese Knight	Director & Treasurer
	X	Kermit Lee	Director
	X	David Fish	Director
X		Tom Ruvarac	Director

The following Neighborhood Representatives were in attendance:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
Absent	Ashbrook	Absent	Stanfield
Joan Hurst	Aspen	Absent	Summerfield
Charlotte Dockstader	Aspen	Kim Karas	The Woods
Absent	Autumn Meadows	Linda Hunt	The Woods
Lynn Minnis	Breckenridge	Matt Tomy	Wild Meadows
Jonathan Lack	Carriage Estates	Steve Bosco	Wild Meadows
Doug Gienger	Inverness	Absent	Autumn Lakes
Rick Mervine	Inverness	Absent	Country Homes
Mario Valaperta	Inverness	Absent	Heather Glen
Bill Poppe	Mayfair	Tammy Hatcher	Townes Condos
		Penny Priebe	Hunter's Glen

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**II. BALLOT COUNTING**

Jeanette reported that she has already received ballots from the following: Ashbrook, Aspen, Autumn Lakes, Autumn Meadows, Heather Glen, Inverness, Mayfair, Summerfield, The Townes, Townes Condos, Wild Meadows, and The Woods.

Jeanette noted that she did not have ballots from Stanfield, Carriage Estates, Country Homes.

Jonathan Lack - Carriage Estates - Had questions/comments regarding the ballot, i.e., Section 1, adding the term "Oakhurst Community Facilities" as opposed to just simply "Community Facilities" for clarification.

Jeanette replied that this would be fine.

Another item that was brought to his attention was that since the townhouses have divergent interests from single family homeowners, there could possibly be greater modification in having two different governing languages for the two communities.

Kermit replied that there would be problems with this.

Jeanette stated that this was discussed at the last monthly meeting, but the issue is very complicated so there will be a task force to look into it at a future time.

Kermit responded that the master plan as filed in the City and State does not allow for the separation of these two communities. He did not know if it would be worth the cost. He said that in the CC&Rs it states, "Until 20 years from the date of registration with state/city or when 100% of all lands are sold by the Declarant (Aurora Ventures) and they are no longer involved with the association, the matter of splitting up and or secession is null and void.

Jonathan also asked if Section 4 being entertained as a single article or a line item.

Jeanette replied it is a line item.

Penny Priebe - Hunters Glen - Asked regarding the 2,236 votes, what percentage is single family and what percentage is multi family.

Jeanette replied that the multi family is 1,040, including Abington Woods, Autumn Lakes, Country Homes, Heather Glen, Townes Condos, Townes Homes, and Hunters Glen. The percentage of these votes is 53.5% versus 46.5%.

Penny also asked about the letter from the attorney in October where he stated the

percentage needed to amend the CC&Rs would be 70%.

Jeanette noted that the vote failed last time and on this ballot it would take 75% to change the requirement to 66 2/3% for future amendments. The 66 2/3% on the ballot is the original percentage the attorney recommended.

A question was raised regarding when the polls close for this vote as there are some votes that have not been received. Jeanette stated that the outstanding votes may not make a difference, but if it is close they will be asked for their position. It was asked if this was within the guidelines. Jeanette said there was no deadline on this. The reply was that votes were to be counted on February 5 at 7:00 P.M., and they had to have been mailed prior to the meeting. Jeanette asked if he were asking a legal question as to whether the vote could be held open. Mary and Jeanette replied that at the last voting meeting, the attorney said that they could go out and get the last votes. Jeanette suggested that the votes be counted as there might not be a question as to whether the outstanding votes were needed. If someone had an objection to register on this issue, it would be done and it could be checked out with the attorney. A statement was made that this should be noted, to which Jeanette replied that it was noted on tape. There was a lengthy discussion regarding the matter of waiting for all the votes versus counting the votes tonight.

A short recess was taken.

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The meeting was brought back to order. During the recess all of the missing ballots were delivered and the tally was done. Jeanette announced the following results:

ITEM	YES	NO	PASS/FAIL
1. Make changes recommended by association's legal counsel.	2,236	0	Passes - unanimously
2. Animals & Pets - The association shall adopt regulations that mirror local ordinances	2,236	0	Passes - unanimously
3.	2,236	0	Passes - unanimously
4. Section 8A Basketball equipment shall be removed	2,195	41	Passes
4. Section 8B Clotheslines	1,109	1,127	Fails
4. Section 8C Garbage cans and tanks	897	1,339	Fails
4. Section 10	765	1,471	Fails
4. Section 11	1,117	1,219	Fails
4. Sections 12, 14, 15, 17			Fail
4. Section 18 - Lighting	1,938	298	Passes
4. Sections 19, 20, 21, 23, 23, 24			Failed
5. Storage Buildings shall be allowed	1,367	869	Fails
6. Above ground swimming pools	677	1,559	Fails
7. Inground swimming pools	1,389	847	Fails
8. Voting Percentage	1,552	684	Fails

All items from Item 4 that failed will remain in the CC&Rs. The only two items being removed are the basketball equipment and the lighting.

Jeanette announced that these were the results of the vote and if anyone cared to examine the ballots that they could do so.

There will be a summary issued.

Bill Poppe wanted to reconfirm the conversation regarding Item 1, so that she could record her answer. He noted that in the changes that were handed out on the 17th under article XIII, section 2, there had been added the words, votes cast for...", it is his understanding that these words will not be put in that paragraph. Jeanette replied that it was her understanding that this was a typo and it was never intended to be changed that way, and she agrees that those words will not be added.

**III. ADJOURNMENT OF MEETING**

Jeanette adjourned the meeting at 8:45 P.M.

Respectfully submitted,

Mary Armstrong  
Secretary  
Oakhurst Community Association

