

SFTR Governance Document Review Committee Meeting Minutes

Location: Metro Operations Center

12 Mar 2021: 1:00-3:00 pm Mountain Time

Members Present: Bill Nielsen, Rick Kinder, Tim Nash, Joe Richards, Rhonda Taillon, Mark Thomas

Members Not Available: Craig Korth

Guests: Mike Taillon

Charter: Review all SFTR Governance Documents for possible update via changes, amendments, or re-write. Compare against changing State and County guidelines and consider owner input.

Document Hierarchy: Federal, State, and County Laws and Regulations
Protective Covenants, Conditions, and Restrictions (CCRs)
Articles of Incorporation
By-Laws
Rules and Regulations

Discussion / Action Items: This was the initial meeting of the committee established by SFTR Board of Directors vote on 5 Feb 2022. Discussed Committee Charter, Existing SFTR Documents, Tempo and Review/Approval Process, Minimum Owners Voting Requirements, Timeline, Tools & References, Starting Points Topics for Consideration.

Current Documents: Mark will check with both Las Animas County and Secretary of State's Office to verify we are working with latest filings.

Timeline: The Board set a 4 June 2022 deadline for submission for their review. Given this relatively short timeline, the Committee decided to concentrate first on the CCR's. The By-Law and or Articles of Incorporation review will most likely result in a product after the Oct 2022 Owner's vote requiring a second mailing/vote later this calendar year, early next calendar year, or for the 2023 Owner's meeting.

Meeting Tempo: In response to the timeline the committee agreed to meet every 2 weeks to meet the June 2022 deadline. Initial meeting dates agreed to are:

26 March 2022

9 April 2022

23 April 2022

7 May 2022

21 May 2022

Web Page / Other Additions and Considerations:

Consider adding committee contact information.

Consider developing a Facts and Questions (FAQs) section on the Governance Documents page.

Townhall: Consider holding a SFTR Townhall meeting at a date/time to be determined but between document approval and ballot mailing to owners to proposed explain changes.

Topics For Next Meeting:

Covenants Review, committee members present possible updates, changes, additions, deletions etc. for discussion.

Next meeting: 26 March 2022, 1:00 – 3:00 pm, Metro Operations Center