

## **BUILDING ADVISORY COMMITTEE**

### **Minutes August 31, 2021**

The meeting was convened at 6:16 p.m. at Bob Sander's home.

In attendance: Bob Sanders, Phil Mayor, Nan Campbell, Susan Whitfield Balas, Allen Giannakopoulos and Roy Wilkerson.

#### **Property Assessment Draft Received**

A Property Assessment draft was received by Terry Wheeler. While it was informative, the inventory spreadsheet was not attached. It was decided that another inventory of CMR needed to be done so vacant lots could be identified.

#### **Things Needed on the Property Inventory**

Each lot/track will be identified as vacant (land) or as having a house on the property  
Check each lot/track for visible addresses or lot/track numbers on vacant property  
Check for adherence to Covenants (specifically #12)

Allen informed the group that there is a moratorium on adherence to the Covenants (not on setbacks, staking, etc.) since for the past few years, our Covenants have been selectively enforced. This could lead to possible law suits against CMRHOA.

#### **Assignments of Teams**

The property has been divided into three sections. Maps were passed out delineating each section. Teams of 2 will go out and do the inventory. The teams are: Bob and Nan; Allen and Susan; and Phil and Tim.

Roy explained that drones could be used to view lots. They would not even need to "fly" over the property. All the lots/tracts could be viewed from the road by just raising the drone up about 30 or 40 feet. Phil and Allen also suggested using GSI or GPS Maps to view lots/tracts where houses could not be verified from the road.

Data needs to be gathered and returned to Bob or Nan by Tuesday, September 7th.

#### **Distribution of Forms and Folders**

Nan distributed folders and the new forms that were developed from the spreadsheet that Allen distributed at the last meeting.

#### **Contacting Land Owners Prior to Building**

Allen will write a letter that basically says "as you begin to plan for a house on your lot, please contact the Building Advisory Committee." Along with the letter, the checklist of building requirements will be enclosed. This letter will go out twice a year.

Bob has been in contact with Louis and Julie Horton on lot 90. He will continue to talk with them about setbacks and offsets for the arroyo. According to Terry Wheeler the house and plot plan was received.

Allen will contact Charlie and Katherine on lot 86. They have not received the Building Requirement Checklist. While utility connections have been made, no site plans or house plan has been received and no one from the BAC has been assigned to them. In fact, they might not even know that they should contact the BAC.

Next Meeting

The next meeting will be on **Tuesday, September 21st at 2:00 p.m.** at Bob Sander's home.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

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Nan Campbell