



*Cedar Mesa
Ranches*

Cedar Mesa Ranches Homeowners Association, Inc.

P.O. Box 62
Mancos, Colorado 81328

www.cmrhoa.org
cmr81328@gmail.com

SPECIAL MEETING OF THE DIRECTORS MARCH 24, 2023 HOME OF STEPHANIE MORTON 9:30 – 11:00 a.m.

Directors in Attendance

Mike Noland, Sherry Nigteagle, Stephanie Morton, Roy Wilkinson, Terry Wheeler, and Kim Lanyon. Charlie Osburn was unable to attend.

Others in Attendance

Nan Campbell, Secretary

Purpose of the Special Meeting

The purpose of the meeting was for the Directors to set up the Covenant Task Force.

Structure of the Task Force

After discussion, it was decided that the Task Force would have seven (7) Community members with two (2) ex-officio, non-voting, Board members.

The first meeting of the Covenant Task Force will be set up by the Board members on the Task Force.

The Task Force will elect its own Chairperson who will then schedule subsequent meetings.

Expectations for the Covenant Task Force

1. Members of the Task Force must have knowledge of the Legal Review and the 1998 Covenants.
2. The intention of additions, changes, or deletions to the 1998 Covenants is to modernize them and bring them into compliance with 2023 regulations, definitions, and legal opinions.
3. All Covenants should have clear definitions and be concise.

4. All Covenants should be attached to a reasonable, logical, and necessary purpose. There should not be any unnecessary, restrictive covenants.
5. Always remember that the Task Force is not to create a Police State. Focus should be on connecting covenants to a rationale for having the covenant in the first place.

Process for the Covenant Task Force

1. The first meeting of the Task Force will be set up by the Board members on the Task Force. The President of the Board will review with the Task Force the process and expectations for the Task Force.
2. The first order of business should be to address Covenant #32 in the 1998 Covenants and edit it.
3. The 2005 and 2008 Covenants can be used for review and to fold in **necessary** covenants.
4. The Task Force will put together an initial draft.
5. The initial draft will be shared with the Board of Directors.
6. The initial draft will then be shared with Community Members for their input.
7. Re-draft Covenants.
8. Re-share re-drafted Covenants with the Board of Directors.
9. Task Force to approve draft of covenants upon Board of Directors review.

Members of the Covenant Task Force

After discussion, the following Community members will be on the Covenant Task Force:

Stan Wellborn
Steve Shimek
Todd Panagopoulos
David Nigteagle
Gretchen Magwitz
Gwen Gold
Diane Cherbak

Ex-officio, non-voting Board Members: Terry Wheeler and Roy Wilkinson

Other Discussion

Other discussions included: Separating County related covenants from HOA developed covenants and voting on covenants in groups instead of one complete document.

Meeting Adjourned

The meeting was adjourned at 11:02 a.m.