

Tierra Colinas Homeowners Association (TCHOA) Architectural Committee Meeting

June 20, 2016 Minutes

Attendees: Board members: Beth Prothro, Katherine Tvaronas, Bob Peiffer

The meeting called to order by President Beth Prothro at 3:07 pm.

The minutes from the previous Architectural Committee Meeting on February 8 2016 were read and approved.

Old Business:

Support for major revision of the Covenants as determined by anonymous response to a postcard questionnaire was deemed insufficient to justify the undertaking and issues will be addressed within the framework of the Bylaws.

New Business:

Plans for an addition to the Zlatkis home, 52 Avenida de la Paz, had been unanimously approved at the February 8 Architectural Committee meeting. Related to construction logistics the property owners requested an extension of the construction deadline; Beth Prothro moved to extend the deadline to February 2017 (per Article 8.1 1 of the TCHOA Covenants). The motion was seconded by Katherine Tvaronas and approved unanimously; Beth Prothro will draft a letter to the property owners with the results of the deliberation.

General Discussion:

Concerns were raised concerning the use of sheds, outbuildings and similar structures; interpretation as described in the Covenants (Section 7.16) would indicate that such structures may be prohibited only if lived in. The Committee agreed that clarification of definitions, approval process, address of violations, and an appeals process were needed; Beth Prothro agreed to prepare a draft By Law dealing with these issues to be presented to and reviewed by the TCHOA Committee.

A complaint had been raised concerning an above-the-garage dwelling on Lot 19. Further discussion was tabled pending collection of additional information.

The session was concluded with the next Board meeting scheduled for Sunday July 17, 2016 at 3:00 p.m. The meeting will again be held at Beth Prothro's office. Adjournment was moved at 4:15 by Beth Prothro and seconded by Bob Peiffer.

Bob Peiffer, Secretary