

## **A & B COMMITTEE MINUTES**

### **January 19, 2010**

Chairman Art Olson called the meeting to order at 8:30 am in the Conference Room.

Members Present: Chair Art Olson, Ray Carroll, Bryan Johnstone, Hans Lundin, John Wannigman and Peg Williams. Absent: Carolyn Bauch, Ron Date and Ken Penwell. John Long has retired from the committee.

Ex Officio: Liaison Jim Soll was present. Deborah Levitan, Administrative Assistant, was present and recorded the minutes.

Guests: Denny Russell, John Pimental, Maynard Nelson, Marvin Wood, Barbara Wood, Don White and Mary Bowman.

*A motion to approve the minutes of the December 15, 2009 meeting was made by Ray Carroll and seconded by John Wannigman. The motion carried unanimously.*

The committee discussed changing the regular meeting time from 8:30 am to 9:00 am in order to allow the office staff to complete their daily preparations before opening time without interruption. Everyone agreed and the meeting time will be changed.

#### **OLD BUSINESS**

**O-01 - Quick Glance Report:** No issues; everything is going well.

**O-02 - Ride List Review & Issues:** Chairman Olson discussed the new ride-around form and noted that the office has requested that A&B complete the first ride as always and submit to the office; any follow-up until the following month will be initiated by office staff. General discussion about the continuing problem of pet waste. Neighbors of offenders can fill out the form allowing A&B to enter their own property in order to view violations not visible from the street.

**O-03 – Ride-Around Changes:** None.

**O-04 – Building Materials:** None.

General discussion regarding “reminder” postcard and flyer prototypes that would either be mailed or placed in cans prior to a violation letter being sent. Administrative Assistant Deborah Levitan will create these materials for the February ride-around.

#### **NEW BUSINESS**

**N-01 – New Homes:** Bryan Johnstone gave a review of new homes to the committee. General discussion ensued regarding special paper that will be used for new “original” plat maps and also a complaint form submitted by a resident. The complaint regards the appearance of some newly-placed homes; specifically that they are being placed so there are no windows facing the street. The resident considers this an eyesore; however, the committee decided that the A&B Committee did not see this as a problem and has no jurisdiction in this matter as long as home placements comply with easements and setbacks.

**N-02 – Utility Easements:** Resident Denny Russell presented information regarding his request to replace a grandfathered fence that had rotted, which was denied because it fell within a utility easement. It has since been discovered that there are no utilities within this easement, and Mr. Russell is able to obtain statements of abandonment from all local utility companies (water, sewer, gas, electric, cable.) The recommendation of the committee is that Mr. Russell compile all of his documentation and return to the A&B meeting in February for further review and a request for a variance from the Board of Directors. BOD Liaison Jim Soll indicated that he will alert the BOD of the request at the next Agenda Setting meeting.

Hans Lundin suggested that the wording of the committee's recommendation to allow such structures within *unused* utility easements be done in a way that would allow these exceptions in similar situations as long as the homeowner(s) submit all necessary documentation.

### **OTHER BUSINESS**

Two homeowners attended this meeting to report that a neighboring property has been a continuous problem over a period of years involving loud yelling of obscenities, barking dogs, excessive dog waste not being cleaned up and piles of refuse and clutter (old furniture, wood, storage bins, etc.) These residents have filled out the necessary paperwork to have the A&B volunteers enter their own properties in order to view the situation. The committee further recommended that these individuals file complaints with various government agencies such as fire, police and health departments and animal control, and to keep detailed documentation of all such reporting activity.

**ANNOUNCEMENTS** - The next A&B meeting will be held on Tuesday, February 16, 2010 at **9:00 am** in the Conference Room. Please note change in meeting time.

*A motion to adjourn was made by Peg Williams and seconded by Hans Lundin. The motion carried unanimously and the meeting adjourned at 9:45 am.*

Respectfully submitted,  
Deborah Levitan, TEPOA Administrative Assistant