**CRNA Ballot 2018**

1. Board of Directors: President. Vote for one:

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dave Zeemont

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_

2. Board of Directors: Director. Vote for one:

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dave Wright

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Gwenda McClure

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**3.** **Submitted and Recommended by the Board.** *Explanation: The restrictions on parking personal vehicles outside of garages have proved impossible to enforce. These changes reflect that and loosen the rules on personal vehicles while strengthening other vehicle rules. Also, clarification is added regarding working on vehicles.*

 Article VI RESTRICTIONS ON RESIDENTIAL LOTS Parking and storage of Vehicles. 2.

a. Parking of Vehicles: Remove “**or personal vehicles**” in the first sentence.

b. Parking of Vehicles: Replace “shall” with **“should.”**

Add: **Off road type vehicles must be parked in a garage overnight and when not in use. No vehicles may be parked on landscaped areas or natural areas at any time. No vehicles shall be worked on or “serviced” unless inside a garage.**

Eliminate*“Parking area shall not be construed to include any landscaped areas” to conform to above.*

**Eliminate** subsection **“1)”** regarding waivers for parking*: “Additional resident “in use” vehicles needing outside parking due to lack of garage space shall require a waiver. The Board, at the request of the lot owner, may grant waivers,” to* conform to above.

Add: **Recreational vehicles including campers and RVs may not be parked on the street or common areas except when the resident is present and is actively loading or unloading the vehicle. After loading or unloading, vehicle must either be placed in the driveway, garage, or commercially stored. Caution signs must be placed while on the street. At no time shall such vehicle be parked in the street after dark.**

 **\_\_\_\_\_\_\_\_\_\_\_\_ YES**

 **\_\_\_\_\_\_\_\_\_\_\_\_ NO**

**4. Submitted and Recommended by the Board.** Explanation:*Interest in serving on the Board of Directors has increased over the years. The Board recommends this change to take advantage of the increase in volunteers to serve.*

By Laws 4) Directors A)

Replace all of A*): “The Board shall consist of five Directors elected by the members. All Directors must be members of the Association,”* with the following:

***“The Board shall consist of a minimum of five Directors. At the discretion of the Board, an additional two Director positions may be made available. Total Board members must be an odd number (5 or 7) and all Directors shall be elected by the Members of the Association or in a manner approved by the Covenants.”***

A YES vote authorizes the adjustment of references to 5 directors in the CC&Rs.

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ YES**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ NO**

**5. Recommended by the Board.** Submitted by CC&R Chair.Article IV, Design Control --- 3.

This proposal simply removes the sentence fragment and does not change the meaning:

Remove: **“prior to the take any action within thirty days after complete plans for such work have been submitted to it and a receipt issued, then all of such submitted plans shall be deemed to be approved.”**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_ YES**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_ NO**

**6. Board Neutral.** Submitted by Larry Felhauer.*Explanation: This proposal leaves the restriction against garage sales with one exception. It proposes a community-sponsored sale once a year. This sale would be a community event and would provide yet another chance for neighborhood activity and cohesivenes. It will also allow us to get rid of unwanted items in a regulated, fun community effort.*

Article 5 Section 13 No Garage Sales

Add the following:

**Exception: The first Saturday of May in each year shall be set aside for a community garage sale.  Sale hours will be 9 AM to 5 PM, during which hours the community gates will be opened.  Gates will not be opened prior to 9 AM and all sales will terminate promptly at 5 PM.  Any member of the community may choose to participate or not participate.  All sale activity will be conducted on the individual homeowner's property.**

**An advertisement, to be paid for from the community's social fund, will be placed in the local newspaper one week prior to the sale.  The Board will arrange for a 4'x6' banner advertising the sale to be placed near each entrance to the community during the hours the sale is in progress.  Said banner will be paid for from the community's social fund and should be designed so as to be reusable.**

**Homeowners participating in the sale assume all liability for persons attending activities on their property.  The Coronado Ridge Neighborhood Association is not liable for any damage to private property within the community as a result of this sale activity.**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_ YES**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_ NO**

**7. Board Recommended.** Submitted by Steve Bailey.*Explanation: This proposal would allow homeowners a one-time only opportunity to have professional estate sale. The right to hold a professional estate sale would be given to those members who have either listed their house for sale or who have lost a loved one and need to reduce their possessions. It would be right to accommodate neighbors in those positions. Restrictions are in the proposal to assure this right would not be abused. Because professional estate sales are different from garage sales, this proposal would remove that confusion.*

Article V General Restrictions 13. No Garage Sales.

Add: **Exception:** **A resident will be allowed a one-time only (up to 3 consecutive days) estate sale, regardless of the number of lots owned. Estate sales are defined as a sale of personal property due to either a death of one or more of the parties, or upon sale of property. The estate sale must be handled by a licensed professional estate sales company. Resident must contact the Board of Directors regarding information for the estate sale including, but not limited to, the proposed date of sale, professional estate sales company holding the sale, times for gates to be open, and an acceptable plan to handle parking. The Board must approve of the date (for possible conflicts) and circumstances of the sale, but approval cannot be unreasonably withheld. Because time will most likely be of essence, the Board must react quickly (possibly by email.)**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_ YES**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_ NO**

**8. Board Recommended.** Submitted by Ginger Dickson.*Explanation: This proposal is a re-write to make it easier to read. It deletes the sentence “The Board of Directors may not approve a variance that the Design Committee has disallowed” from Article IV, Design Control, 2. The deleted sentence has been replaced with the bottom paragraph. The addition allows the Board to provide all homeowners equal opportunity for appeals and due process regarding decisions made by the Design Control Committee that are believed to be inconsistent with the CC&Rs.*

**Article IV, Design Control 2.**

**“Appointment Duties. The Board of Directors shall have the duty and the power, by the exercise of its best judgment, to see that any construction on any Lot conforms to and harmonizes with the design theme of the Subdivision and abides by the Design Controls. The Board of Directors may delegate the processing of applications, building plans or other documents required by Design Control to a Design Control Committee, consisting of a minimum of three persons, including the Chair. In the event that the Design Control Committee fails to keep at least three active members, then the Board of Directors shall take over all responsibilities of the Design Control Committee until such time that a minimum of three active Committee Members are appointed by the Board. The Design Control Committee Chair shall be selected by the President of the Board, with simple majority consent of the Board of Directors. Any Committee Members, whether chosen by the President or Chair, must be approved by simple majority by the Board of Directors. Design Control Chair and Members will serve for a term of two years; however, there will be no limit on the number of terms they may serve. The Design Control Chair or Members may be removed/replaced by a 4/5 majority of the Board of Directors. All applications for variance must be in writing and submitted to the Design Control Committee. The Committee must issue a written report of their findings to the Board. Any variance approved by the Design Control Committee must be submitted to the Board of Directors for final approval.”**

Add: **“*A resident/owner who believes that a decision from the Design Control Committee is not in accordance with the Design Controls and/or Covenants, Controls, and Restrictions, may opt to appeal the decision to the Board of Directors. A written request for appeal must be submitted to the Board of Directors not more than thirty (30) days following the issuance of a decision by the Design Control Committee. The written request for appeal must state how the appeal conforms to the CC&R’s and include supporting pictures and drawings. The Board of Directors will notify the resident of the date, time, and place of an open meeting wherein the appeal will be heard. The Board of Directors will provide a written decision regarding the appeal within sixty (60) days of receiving the written request for appeal.”***

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_ YES

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_ NO

**9.** **Board Recommended.** Submitted by CC&R Chair. *Explanation: This proposal gives permission to the CC&R Committee to make any changes to the CC&Rs to correct typos, grammatical errors, sequence numbers, and readability issues. No changes in meaning will be allowed under this provision.* Add:

“The Covenants Committee (CC&Rs Committee) may make any changes to correct any typos, grammatical errors, sequence of numbers, and readability issues. No changes in meaning will be allowed under this provision.”

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ YES

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ NO

10. Items 1-4 submitted by Jan and Bob Thune.

1. **Not Recommended by Board. Attempts to change civil law.**

\*\*\*\*Add amendment : “After January 17th 2018, any board claimed “precedent” , “interpretation”, or term of similar meaning, of any kind, present or past, will NOT become legally binding until such time that it it voted on and approved by the association members for written inclusion in the filed covenants as law and thus become publically disclosed to all association members. The covenants shall be ruled upon only as they are written.

  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Yes

  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_NO

2. **Not Recommended by Board. Attempts to change Design Controls in violation of CC&Rs. Attempts to make Board and Committees personally liable, in violation of CC&Rs.**

\*\*\*\*Add amendment:

After January 17th 2018, on all existing finished homes only where a county occupancy permit has been granted, any and ALL additons and/or new walls added to that existing home, regardless of type, which exceed 7 feet in height and which require a county permit before construction begins, require the written approval of the lot owners on each adjacent side (incommon side-only property lines) of that home should those new additions block any portion of those neighbor’s “existing view (s)” (as defined in this paragraph). Also, any new trees or vegetation added to the property of an existing home, where the normal expected growth exceeds 7 feet also requires written approvals as defined here. Pursuant to this provision only, an “existing view(s)” is/are defined as any and all unobstructed views which exist at an existing home in any direction (180 degrees) at ground level from any view point on the eastern portion of the indoor wall periphery or roof-covered outdoor patio floor surface area. Neither the board or the Design Control Committee shall issue an approval for construction until those signed documents are on file with the association board or Design Control Committee. The Design Control Committee shall be legally responsible and liable with regard to the adherence and compliance to this provision.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Yes

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_NO

3. **Not Recommended by Board. Makes reference to “above paragraph” which does not exist.**

.\*\*\*\*Add amendment

After January 17th 2018, in the case new home construction, where a variance is applied for where that construction is off of the designated building pad, the side lot/home owner written approval provisions of the above paragraph apply.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Yes

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_NO

4. **Not Recommended by Board. Attempts to usurp court of civil law. Attempts to change liabilities in violation of CC&Rs.**

\*\*\*\*Add amendment

After January 17th 2018, ALL attorney fees for both parties for litigation filed against any association member, which is first initiated by the association board, for matters not related to covenant violations, broken laws, money owed, contractual matters, and/or property damage, will be assumed and/or require member reimbursement by the association regardless of any final verdict, court ordered judgements, and any appeals. This amendment is intended to EQUALIZE legal protections between the board and it’s member.”

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Yes

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_NO