

DCCR Committee Notes

May 29, 2008, 4:00 p.m. in the Library

Joe Angelovic, chair of the DCCR Committee, welcomed the 16 people in attendance and apologized for the change in time from 6:30 to 4:00. Notice was sent out via email. The change was due to a conflict at the 6:30 time with a standing club that uses the library.

The first order of business was to set a dependable schedule. Members of the audience felt that evening meetings were critical.

Therefore, the DCCR Committee meetings will be held on the 2nd and 4th Thursdays of each month at 7:00-8:30 p.m. in the Library below the SVRA Office. (Note: The Cook Shack has already been scheduled at that time, and the Library has become available.) The committee will use the first half of each meeting for committee work, and the second half for input, discussion and questions from the audience.

The purpose of the DCCR Committee is to develop a plan for determining what changes in the DCCRs can receive a 70% vote in 2012, and then to develop system for the voting.

The members of the committee are Joe Angelovic, chair; Kathy Daulton, co-chair, George Toolson, Gene Root, Don Bailey, Elmer Beck and Larry Olsen.

Kathy presented a draft for the committee's long-range work from now until 2012. The draft is modeled after the plan used by the first FISC committee that studied the funding options for the Ranch and planned for the successful vote for the Town.

The draft includes building a plan and getting Board approval this summer, then going on to a research phase in 2009. Research teams would study possible changes in the DCCRs and write reports including the pros and cons of those changes. In 2010 the membership would receive the research documents and give feedback so the committee could determine what changes could pass with a 70% vote. The final ballot would be sent to the membership for their vote 6 months prior to January 1, 2012.

The committee members will look over the draft plan and revise it at the next meeting on June 12. Does every plat have the same voting requirements for changing the DCCRs? Joe will send copies of the document that compare the plat versions of the DCCRs to all the committee members prior to June 12.

Input, questions and discussion followed:

Possible research group topics:

1. Why do we need DCCRs?
2. Can the Town do it?
3. Can we develop a uniform set of DCCRs?
4. Can we shorten the 20-year window for seeking changes?
5. Can we change the voting requirement from 70% of the membership?

- Is the Board going to continue enforcing the DCCRs, and will they be enforced evenly?
- According to the DCCRs, members are not supposed to have sheds, but there are sheds out there; not supposed to have modulars, but they are out there too.
- Letters about storing things on member's property is a very hot issue. Can the Board come up with a solution like providing some space for trailers and other stored vehicles? Members could pay for the rental space. FAA rules won't allow us to use the airport. BLM?
- The association that we belong to during the winter, requires that winter vehicles are stored during the summer, and summer vehicles stored during the winter. The association provides storage space that we rent for a nominal fee.
- Are there interim steps that we can take prior to the 2012 deadline to appease some of the issues? Intermediate steps to solve short-term issues?
- ¾ ton pickups are used for business all over the Ranch but are prohibited by the DCCRs – this shows how out-of-date the DCCRs are here.
- Shorten the amount of time to change the DCCRs
- 70% is tough – could we make it smaller?
- What if I use my snow mobile all the time? I want it on my property and I will put it in a place where it won't be an eyesore.
- I paid \$200,000 for my mobile home and I don't want to have it stored where I can't watch over it ... so it's in my driveway.
- Can we open a blog on the SVRA website so members can send in their comments and questions?
- Can we get a counter on the website

The meeting adjourned at 5:45. Next meeting will be Thursday, June 12 from 7:00-8:30 p.m. in the Library.

