

DCCR Revisions Committee Notes  
Thurs., June 26, 7:00-8:30 pm  
Library

**7:00 - 7:45 – Committee Open Business Meeting**

Agenda adopted.

1. Results of the Board meeting

The Committee, short bios of members, and purpose statement were approved by the Board at their meeting on June 21. At the next Board meeting, the timeline and question of interim solutions will be brought to the Board.

*The purpose of the DCCR Revisions Committee is to develop a plan for determining what changes in the DCCRs can receive 70% of the member's approval by Jan. 1, 2012, and then to develop a system for approval: creating the document, distributing it prior to July 1, 2011, recording results and reporting to the board and the membership.*

2. 2008-2012 Timeline/tasks revision

2008 – build timeline and task list, research voting requirements (\$\$), write action plan w/ attached proposed timeline, recommend action plan to LRP and Board with probable costs, share plan with membership thru newsletters (\$\$) and online + gather ideas to help define possible change proposals; send list to community for ranking (\$\$), determine most important from the ranking; write job descriptions and call for research groups for 2009

2009 – organize research groups to work on proposals; research, draft, edit and make publishing plans; determine response sheet needed to get useful feedback and how/when data will be analyzed – share with LRP, Board (with costs) and progress report to membership thru newsletters (\$\$) and online; send research packet with response sheet (\$\$)

2010 – send research packet with response sheet if not sent in 2009 (\$\$) to members for their consideration and feedback, crunch the data; derive recommendations from the data to determine changes in the 2012 DCCR revision proposal that will receive a 70% vote, make recommendations to the Board, share with LRP and progress reports to membership snail mail (\$\$) and online; inform membership of process and timeline for vote in 2011; clarify legal document needing signature and its cost (\$\$)

By July 2011 - prepare 2012 revision vote, develop packet and instructions including timeline for receiving votes and signed legal document (\$\$), window of time for responses needs to be clear, reasons for voting -- 20 more years; system for answering questions established; online and web support, continued newsletter (\$\$) and email progress reports

July 1, 2011 – January 1, 2012 – send packet (\$\$), set up phone (\$\$) and online systems to answer questions and monitor progress; set up system for receiving ballots and recording them properly; results to membership thru all means (\$\$), recommendations for changes to policy, bylaws based on accepted changes to the DCCRs to the Board, progress report and celebration, Jan 1, 2012!

3. 2008 Timeline/tasks with more detail

a. Form Committee and its processes with Board approval

- b. Input received at regular meetings from the community
- c. Survey to find out what people want to change at Annual General Meeting
- d. Continue survey effort by other means (?email, office upstairs, pro shop, silo, bar, the VOICE, plat to plat?)
- e. Write action plan + costs
- f. Research voting requirements (\$\$ legal opinion)
- g. List the items received from all surveys and send them to the membership for ranking
- h. Determine the top items from the ranking for research in 2009
- i. Continue Board/Town input
- j. Set job descriptions and tasks for research groups for 2009

#### 4. Report to the Annual Meeting?

The Committee voted to distribute our first survey at the Annual Meeting for input. After discussion and input from the audience, the following document was approved:

#### **DCCR Revisions Committee Input Questionnaire General Meeting - June 26, 2008**

*The DCCR Revisions Committee was recently formed by the Board of Directors ...to develop a plan for determining what changes in the DCCRs can receive 70% of the member's approval by Jan. 1, 2012, and then to develop a system for approval: creating the document, distributing it prior to July 1, 2011, recording results and reporting to the Board and the Membership.*

With 3 years ahead of us, the Committee has drafted its annual tasks in the following broad categories:

2008 – Committee formation, input from Membership, determine revisions that have high interest, share with Membership, set up study groups

2009 – Study groups research possible revisions, write, publish and send out research packet for Membership

2010 – Responses received, revisions likely to receive 70% approval determined, legal requirements for the vote clarified, legal documents for voting created

July, 2011 – January 1, 2012 – Legal documents sent to Membership for approval, receive and record legal results, report results to the Membership

**Since the Committee began meeting in May, we have heard many ideas from our audience. We have loosely categorized these ideas for your information below, and hope to get a snapshot of the feelings of the SVRA community present today.**

**Your input is important! Please check the 5 most important revisions to the DCCRs that you would like to see take place in 2012. If you have ideas for revisions that are not yet on this list, please list them on the lines below, and check your top 5. Leave your input sheet by the door as you leave and thanks.**

- Develop one uniform set of DCCRs for all plats.

- Modify “shall continue in force for successive periods of twenty years”
- Modify “by mutual written agreement of not less than 70% of the the Owners”
- Modify “no boats, trailers, campers, house trailers, vans or trucks larger than ½ ton...parked or stored”
- Modify “no boats, trailers, campers, house trailers, vans or trucks...visible from...street or roadway”
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- \_\_\_\_\_
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5. Management of input/ box and copies in office

Kathy reported that a box for written input is now in the SVRA Office, and that a few copies of the meeting notes will be available for those without email. Kelly will take a look at how to develop a blog for the Committee when the Board election is done.

6. Written input received since last meeting

Two emails were received and shared:

1. Is anyone on the Committee that represents young, working families on the Ranch? Our needs and interests vary greatly from those who are part-time, seasonal or retired.

Answer: The Committee would be delighted to add a member representing younger, working families.

2. A member who is a retired lawyer offered assistance.

Two written documents were given to the Committee. They will be reviewed at the next meeting

1. *Initial Ideas – Marketing Proposal* from a member who brought ideas verbally to the previous meeting and was asked to write them up for the Committee
2. *Star Valley Ranch Association Policies and Procedures for the Enforcement of DCCR Violations, Resolution No. 98-01*

The business meeting was adjourned. The Committee will meet again on July 10, 7:00-8:30 in the Library.

### **7:45-8:30 – Audience input**

*Items have been categorized by subject.*

#### Voting:

- Why can't we say a 'no response' is a yes vote?
- Actually members will have to respond by signing the legal document.
- 'No response' cannot be considered a 'yes' vote.
- Maybe just get the vote to get permission to make changes, and then go ahead with the changes regularly.
- Change to 70% of those votes that are received. Streamline the system. Change the voting process. Accept email voting.

#### Changes to DCCRs

- We should separate out all items in the DCCRs that the Town could enact and enforce with an ordinance, then determine the remaining items we would like to change, find reasonable alternatives or choices to each item to be changed, put them on a form and have the membership vote on them. This will give a strong base to work from.
- If we're devising a whole list of changes, we have to break them out.
- If all items don't need to be changed, just highlight those items that need to be changed.
- Plat by plat, which changes would people accept? What requirements would you like to see in the DCCRs?
- Can we send out a document containing several suggested changes and let members select the changes they would be willing to accept.
- Send out 3, 5, 7 documents (1 for each change), sign the ones you agree with, and send those back for recording.
- As an alternative to the "No Response is a Yes vote", include in the new DCCRs that "The total votes received will be tallied and will be considered representative of the membership".

#### Communication

- Snowbirds have mail problems. Forwarded mail doesn't get there in time. Sometimes we don't have internet access at our destination.
- Down the line we need a phone team and phone cards or time on cell phones, or weekends and nights (to get the vote).
- 3½ years is a long time to keep the Membership's attention focused on the DCCRs. It is going to be a challenge. Need to discuss ways to keep the membership appraised and involved.

#### Interim solution:

- Can we do something earlier than 2012?
- A written proposal for an interim solution to DCCR enforcement was given to the Committee to review and discuss at their next meeting.

#### Storage:

- Is the association going to have a safe, mice-free place for people to store trailers?

#### DCCR versions:

- I've heard that the recorded/ registered DCCRs are the official copies. True?
- How do we find out if they are recorded? (Go to county)
- Talking about DCCRs one word can change the meaning of the entire document.

