



**Minutes for July 6, 2023
Called Monthly Board Meeting**

Meeting called to order by Don Musel, President – 6:34 P.M.

Quorum:

- Present

Attending:

- *Board Members:* Don Musel, Donna Mezzles, Kyle Hall, Ginger Morsbach, David Deitch
- *ACC Committee:* Roy Martin (ACC Chair)
- *Other Attendees:* Jerry Holt, Petrina Holt, Travis Lockhart, Diana Lockhart, Sherri Elwood

Presentation and approval of prior meeting minutes:

N/A

Financial report:

N/A

ACC report:

N/A

Old business

- The discussion opened with Don Musel explaining to the board that the owners of tract 6A requested a variance regarding having three (3) structures residing within the 20 foot setback and one corner of one of the buildings encroaching onto tract 7A.
- The Board was uncomfortable with granting the variance since the far more egregious encroachment issue was beyond the scope of what would be within the HOA's power to grant, despite the building being in place for many years, mostly concealed from view of the road and having an agreement to remain with owners of tract 7A. A vote was held to see if the board would be in favor of granting the variance as the structures stand, but the measure failed to garner enough votes to pass with 3 against, 1 for, and 1 abstaining.
- A motion was then made by Kyle Hall (seconded by Donna Mezzles) to allow a variance for the lifetime of the structures if the encroaching structure was altered or moved in such a way as to alleviate the encroachment from tract 7A thus leaving the building entirely within the property lines of tract 6A. The measure to grant the variance under such conditions passed unanimously among the board members.

- Mr. Holt agreed to modify the building so that the building remains within the boundaries of tract 6A.
- All parties involved will receive a letter from the HOA signed by the HOA President and ACC Chairman granting the variance with the following conditions:
 1. The building is modified in a way that places all parts of the building within tract 6A's property boundaries and,
 2. Any new or replacement structures on the property follow the 20-foot setback rule as outlined in the HOA deed restrictions.
- A clean resale certification will be granted to the Realtor/Title Company upon confirmation of the completed modifications.

New business:

N/A

Open Discussion:

N/A

Next meeting:

- 11 July 2023, 6:30 PM

Meeting adjourned

- Meeting adjourned at 7:35 PM

Minutes recorded by Donald Musel