

## Jun 10, 2024 | Rules Committee Meeting

Attendees: Desiree Rodriguez (Chair), David Getty (Co-Chair), Jerri Jean Hicks, Laura Brieese, Al Wideman, Betsy Harlan (new), Barb Murrill (new); Absent: Kent Jarus

Audience: Denny Schwantner, Joe Hettel

### Notes

- Desiree called the meeting to order at 6:05 pm
- Desiree asked Laura to explain why the meeting was called to order.
  - Laura mentioned her concerns with Desiree's comments at a few past board meetings that she (Desiree) was the only one making the decision if submitted violations were valid. According to page 25 of the Rules Manual, the committee should make those decisions. Only having one person make the decision leaves the Rules Committee Chair and the board, and by extension, the entire community, vulnerable to accusations of favoritism or not applying the rules consistently across the board.
  - Jerri Jean shared that she had similar concerns.
- Desiree explained that she followed the same process as the previous Rules Committee Chair.
  - She further explained that the Rules Committee did meet to change censures for first offenses to warnings and increased others to \$150 based on feedback from the community and committee.
  - Her process is to give a warning first if they contact Desiree to address the violation. So far, there have been no repeat violators from last year, and she is giving new ones the same courtesy this year.
- Laura asked if the Committee could go through the Rules Manual (at some point in the future) and identify violations that would NOT need to go through the Committee and violations that would. Then, figure out what that process looked like.
- A lengthy discussion then began on parking violations at the beach. The consensus was that obvious parking/sticker violations didn't need to go through the committee as long as there was photographic evidence of the violation.
  - Desiree will ask the board to include a reminder in the Annual Newsletter that the stickers are due April 1st.
  - Discussion ensued regarding community members' excuses or lack of knowledge of the rules.
  - Al Wideman thought it was very generous of Desiree to offer, in lieu of the fine, they buy their stickers, and we'll call it even.
  - The discussion continued about community members' lack of knowledge of the rules and excuses they have given in the past.
- The discussion shifted to the booting/towing process and why RT POA doesn't get any money for booting the car. Betsy suggested adding some "community service" in the form of coming to three consecutive POA board meetings, so they can't say they don't know anything. Barb suggested community service should consist of pulling weeds and

cutting shrubs. David and Jerri suggested adding a nominal fee to cover the costs of paying security; Barb called it a “nuisance fee.”

- Desiree stated she was considering using a different tow company based on a property owner’s recommendation. The potential new company is owned by a different RT property owner who used to work for the current company and has expressed interest.
- The discussion moved to other unofficial complaints from property owners and committee members, such as companies dumping tires, road damages, eyesores, etc.
- Desiree presented a stack of parking violations that will be censured; some are from Memorial Day weekend and some from this past weekend. She is considering changing the rules violation letter to allow dismissal of the violation if the issue is rectified within 14 days.
  - Al raised concerns about property owners disputing when the 14 days started by saying, “I only got the letter yesterday.”
  - Jerri went over the process she used when she was in charge of Rules; she allowed 14 days from the date of the letter to take care of the violation then, if it weren’t rectified, a censure would be issued with increased daily fines.
  - Laura suggested a way around the 14-day issue is to send a certified letter with a Return Receipt, which requires a signature. Desiree mentioned that some people refused to sign, and the letter was returned to the office. She would mail them out again with a \$25 censure still.
- Laura asked Desiree to explain the process for receiving a violation complaint; Desiree said it is different for parking violations than other complaints.
  - For parking, security takes pictures and texts Desiree an explanation. They use sticker information to find out who the violator is.
  - Some require documented evidence that Desiree will take herself for other animals, yard complaints, etc.
  - All complaints require documented evidence in the form of photos or videos.
  - Barb asked about repeat offenders; Laura asked if security keeps a list of license plates of past violators she can check so they can be booted all subsequent times if Desiree can’t find who the owner is to censure.
- David brought up an issue about a property owner who was issued a parking censure for a truck and trailer that were not hers; Desiree mentioned a similar issue in the past due to incorrect information in Revver. Desiree will have Wendy look into it on Tuesday.
  - Jerri brought up another trailer parked on the road over in the Forrest. She sent photos to Wendy; Desiree never saw them.
- Laura asked how the committee could get involved in the violation/censure process for non-parking violations.
  - Desiree suggested bringing the committee in after proof is provided or bringing the committee in to help obtain proof. David did clarify that security/beach violations would be handled separately.
  - Desiree said this is a good time to prepare the next Rules Chair for the future.
- Barb shifted the discussion to brainstorming ideas on how to curb future parking/security violations at the beach:

- Laura - parking attendant.
- Barb - bigger, meaner signs. Someone walking around with a uniform on.
- Laura - something to identify the Security person as "Security"; Denny gave Desiree shirts that say "Security"
- Al - just by walking around in his Lakes & Beaches shirt, people were moving their vehicles because they didn't want to get censured
- Barb - too bad we can't afford to hire outside security
- The Adhoc Hearing process was discussed; the committee agreed that Adhoc Hearing meetings meet the definition of membership meeting as they are not legal, personnel, or real estate meetings) notices of Adhoc Hearings need to be posted (per Bylaws Article V and Article VIII); Desiree will provide the committee with the list of volunteers for potential Adhoc Hearing Panel.
- Betsy asked why the Rules Manual was not available in the lobby. Desiree stated that due to its length, it is cost-prohibitive.
  - Laura asked if new property owners are directed to the website for the covenants, bylaws, and rules manual.
  - Yes, property owners are also required to sign an acknowledgment of them.
- Joe brought up an issue with a trailer parked on an empty lot. The committee discussed going after those violations. Now that the covenant had changed last year, the committee agreed that censures can now be sent for these violations (Covenants, 2j(2)).
- Denny asked if anyone had brought the issue of the light at the Volleyball court to the Rules Committee. A lengthy discussion ensued, with the consensus that further discussion is needed on writing rules and restrictions and creating a process for using the court itself. The Rules Committee will wait for further direction to allow time for the ACC/Lakes & Beaches to get involved. Some suggestions made were:
  - Require liability insurance
  - Require reservations
  - Charge to use it like the campground; deposit for equipment; cost to replace sand, net, light, etc.
  - POA be responsible for it like other amenities
  - Allow for a league to be managed by the current property owner, who takes care of it right now
  - Not allow non-property owners to come in to use it
  - Any money exchanged should be handled through the POA, not the property owner who charges money now
  - Lease the volleyball court to the property owner who takes care of it right now
- Motion: Laura made a motion to implement a process where non-security/parking violations will be brought to the committee to determine if there is a violation, in accordance with Rules Manual page 25; Desiree seconded it. The motion was discussed at length. David and Barb expressed that some things are clear-cut, and we don't want the chair to be hamstrung or pigeonholed. Al suggested that perhaps there are problem cases where the property owner refuses to correct the issue, in which case the committee could be brought in. Betsy stated that involving the committee takes the

pressure off Desiree/chair. Desiree said she could bring the committee in for other violations, like eyesores.

- David recommended tabling the motion until the minutes (of this meeting) can be reviewed and committee members can decide what we want to implement.
- After a lengthy discussion, Laura removed the Motion because nothing actually needed to change in the Rules Manual. We, as a committee, collectively decided to implement a new process (to include the committee in non-security/parking violations via email or meetings)
- Welcome (officially) to the Rules Committee: Barb Murrill and Betsy Harlan.
  - The Adhoc Hearing Panel list needs to be updated with Barb joining the Rules Committee
  - Laura stated Nikki Fulkerson was interested in joining the Rules Committee but could not attend tonight's meeting.
- The meeting was adjourned at 8:07 pm.