

**Governing Documents Committee
Minutes for December 3, 2022
Zoom Application Meeting
9:00 a.m.**

1. Meeting was called to order at 9:00 a.m. by chair, John Cantley.

Present were members John Cantley (chair), Patrice Stimpson (vice chair), Rick Throckmorton, Grace Wollemann, board chair Bill Lewis II, environmental control officer Joe Ladin, and guests, Jennifer Emett, Cliff Pennick, and Linda Cooke. Absent excused was board liaison Richard Ballard, and members Connie Baldin and Alicia Rogers.

2. Minutes for November 5, 2022 reviewed and approved by email.

3. Documents reviewed.

Rule Article 20 (Election Rules)

Discussion: The board chair provided background and recommendations. The election rules have been written by general counsel. The committee had no recommendations for changes. The GM had no recommendations for changes to **BPP A-15 (Election Policy and Procedures)**.

Rule Article 21 (Environmental Control Code)

Discussion: The chair, board chair, environmental control officer, and patrol chief Patrice Stimpson provided recommendations. Topics discussed included vehicles, destroyed structures, temporary occupancy, Association property, nuisance and noxious activities, illegal marijuana cultivation, cottage industries, enforcement (moved to new business policy), and the list of definitions.

Action item: littering provisions in PMCPOA governing documents

Discussion: The chair presented findings on the various provisions mentioning littering and vandalism in the governing documents. By consensus the committee agreed to place a single common sentence in each provision. The affected provisions will be on future agendas for committee approval.

Business Policy x-xx (Environmental Control)

Discussion: The chair presented a draft of a new policy to contain the sections of the existing environmental control that are not by definition rules. The sections include the purpose and policy rewritten and the following procedures: authority and duties (of the ECC and the ECO), hearings on prospective building projects by members, committee recommendations, and due process and enforcement of the EC Code.

4. Adjournment.

Motion by Grace Wollemann, **Seconded** by Patrice Stimpson, to adjourn at 11:30 a.m. **Motion** carried unanimously.

The next governing documents committee meeting will be held at **9:00 a.m. on January 7, 2023, via Zoom.**

John Cantley, Chair, Governing Documents Committee

Governing Documents Committee Minutes
December 3, 2022