Bel Air Ranch Estates Community Association Board Meeting Minutes
April 8, 2020

Call to order and attendance:
BARECA online board meeting was called to order at 7:15 PM, Wednesday, April 8, 2020 via Zoom, by Daniel Colica, Vice President.

Present:
Bruce Small, President
Daniel Colica, Vice President
Dawn Henderson, Treasurer
Deb Danneman
Debbie Harris
Josie Wodraska, Secretary
Peter Krauss
Tonya Henson

Absent:
Jeff Heath

Discussion:
1. Questions pertaining to BARECA: CCRs, liabilities, legal responsibilities, and process for dissolving the CA (if it is determined that this is what the community wants) need clarification by a lawyer. Review/discussion of questions:
   a. Since the original CA was administratively dissolved by the ACC in 1994, does the current CA have the same rights and responsibilities?
   b. Can you help us understand the expiration clause in our CC&Rs? Our understand is that most HOAs/CAs have an expiration clause that causes the HOA/CA to expire in 20 years without any action. Ours appears to require action to close the CA.
   c. We charge $48.00 per year for "voluntary" membership in the CA. But folks who do not pay dues are still part of the CA, right? They are a member of the class and have the same rights and responsibilities as dues paying members? The dues don't have anything to do with the membership, right?
   d. Are those who are not paying dues still subject to the CC&Rs? We have concerns that the CA may not be able to perform all of the responsibilities required by law funded by voluntary dues.
   e. We have had a period of time where the number of board members exceeded the maximum of nine as specified in the Articles. Any issues with that?
   f. Our board members, and we believe a significant majority of the property owners, expect the community to abide a "live and let live" approach, meaning the CA is mostly hands off with respect to resident disputes which includes potential CC&R violations. Actions taken generally include some informal arbitration, offers of help, or referral to the county for enforcement. What are the legal consequences of enforcing (actually not enforcing) the CC&Rs in this way? Are we legally compelled to enforce the CC&Rs?
   g. We envision (based on community feedback) a set of CC&Rs that basically align with county codes with little else. Can you please explain if and how we can change our Articles of Incorporation, Bylaws, and/or CC&Rs? By how, we mean who needs to be involved in the decision and what majority would be required. Also see #3, does one need to pay dues to have the right to vote on this issue?
   h. Can you please explain if and how the CA can be closed down, including the consequences of doing so, and whether the CA can be restarted again later?
   i. If the CA is closed down, what happens to its assets/liabilities? In 2017, you advised us, "it is my legal opinion that distributing those amounts equally amongst the members would be a reasonable resolution." For clarity, by "members," do you mean all property owners in our subdivision, or just the paid members (see Item 3).
      i. Does the Board approve the expense of up to $1000 in lawyer fees for Beth Mulcahy to answer these questions?
         1. Vote
a. unanimous approval

2. Dumpsters for BARECA paid members
   a. Does the Board approve the expense of $1200 for dumpsters, at least one each for North and South Bel Air?
      i. Vote
         1. ‘No’: Daniel, ‘Yes’: all others

Action Items:
1. Bruce will write to Beth Mulcahy.
2. Price quote for dumpsters will be obtained (Dawn?) before determining when/where to put the dumpsters.

Adjournment:
The meeting was adjourned at 8:03 PM by Daniel Colica.