

## TERRACE HOA BOARD MEETING MINUTES

JUNE 18, 2020

Randy opened the meeting with a discussion of covenant amendment #5 about leaving cars parked in the driveway and entertained ideas of how best to address this while keeping our homeowner's best interest in mind.

Having received some calls from neighbors concerned with amendment #5, it was thought that the board could develop a temporary waiver form for a single commuter automobile/pickup that would be reviewed every six months. The current amendment will remain in force for now, until the potential for a waiver could be discussed at the annual meeting.

The next item on the agenda was making sure that new neighbors and current homeowners have copies of Terrace covenants and have read them. For new neighbors, a suggestion was made that they receive a copy of the covenants and sign an affirmation at closing that they've read the covenants. Also discussed was placement for a tasteful entryway sign stating "A Covenant Community" below "Terrace."

Concerns were also expressed that neighbors are not aware of the requirement for receiving approval from the Design and Review Committee (DRC) when making certain improvements, as spelled out in the covenants.

Larry Holzman discussed a new amendment to the covenants requiring DRC approval of vegetable gardens. The discussion centered on the language of a new amendment and the process for bringing it to vote at the Terrace Annual Meeting.

The final discussion concerned the date and location for the annual meeting. To save money, it was agreed that the Fire Station 38 public room located at 1010 N 143rd St E (between 13th and Central) would be scheduled for Sept 13<sup>th</sup> at 4pm. More information and invitations will be mailed out in August.

If any questions, please feel free to contact any board member.

Jane Stalker, Secretary