

# POLO Ridge

July 13, 2019

## Association Meeting Minutes

President Houck called the meeting to order. A quorum was noted. Sarah asked members to please update contact information if necessary, as she will compile a contact list for the Social Committee.

President Houck provided his president's report. He presented the idea of moving the Belmont Road sign as to better direct traffic, and have a "cross-street" appearance. President Houck also shared with homeowners his idea of his role, and how he would like to see the operations of the HOA Board and enforcement of CC&R's take place under his tenure. He let the homeowners consider that the HOA Board is not a "complaint box" but rather an avenue when concerns that are not being addressed over periods of time and after the homeowner took neighborly action prior to resolve on its own. He shared he would like Polo Ridge to be a "community." It was discussed that an enforcement process needs to be voted on. At the next Board Meeting Board members will draft and send out a recommendation to the homeowners to provide feedback and ultimately vote on.

It was asked if the backside of the homes have any restrictions for upkeep, and as there is nothing specific in the CC&R's it was recommended to keep it maintained as to better manage the scotch broom.

Further on maintenance, it was discussed that the hydrants need to be better well-kept and marked on the Polo Ridge map.

Homeowners unanimously agreed to look into a "barrier" on the upper Polo Ridge Road as to divide the below developing Doryman development. It was discussed that whatever it may be have a max. height of 6ft as to not impede on the mountain view.

It was agreed upon that Polo Ridge does not need street lighting, as the expense and management would outweigh the benefits. To the same effect, it was discussed that a gate will not be pursued for the same reasons.

It was discussed that rather than amending CC&R's they will be used as "Constitution-like" and that decisions by the Board and Committees will serve as precedent.

# POLO Ridge

All like the idea of meeting 2x a year to continue to build neighborly relationships and stay updated as the development grows and settles. One homeowner noted that attendance is crucial, as if you are not present you “have no voice.”

Homeowners present unanimously agreed to look further into installing a play structure for the neighborhood children in the designated and co-owned “Open Space.”

Committee Membership is as follows:

Social Committee: Don Lemmon and John Ulschoeffer

Landscaping Committee: Amber Worrell & Marcus Brown

Architectural Committee: Acting Board of Directors

Meeting adjourned.