

CASITA COLONY RECREATION ASSOCIATION
EXECUTIVE SESSION of the BOARD OF DIRECTORS
September 12, 2024

CALL TO ORDER

An Executive Session was called to order on September 12, 2024, at 8:05 PM, following adjournment of the Regular Board Meeting of the same date, by Board President Fleming, to hear two appeals of Rules Infractions.

ROLL CALL Directors in attendance: Fleming, Whitney, Debus, Baughn

APPEAL 1 - THE VIOLATION

A courtesy notice was delivered to a property in which a screen is concealing garbage and recycle bins within the carport.

APPEAL 1 - DISCUSSION OF APPEAL

Resident wrote a letter requesting waiver with the following key points:

- Not attached to carport wall
- Painted to match carport interior
- Assists in everyday life for handicap household
- Screen has been in place for over 25 years
- Request to be grandfathered in

Directors reviewed CCRA Declaration of Restrictions and Rules & Regulations and noted that the screen was not in conflict with the Declaration of Restrictions. However, Directors felt that the carport screen failed to meet the subjective “neat and tidy” need of the community, but agreed with residents about the handicap issue and the long period of acceptance without notice.

APPEAL 1 - BOARD ACTION

Directors voted to deny a waiver, and delivered a written response which stated: The CCRA is holding firm on not allowing screens in carports. However, our Property Maintenance Team would like to work with residents to implement a solution that accommodates the resident’s disability and that meets CCRA Rules and Regulations.

APPEAL 2 - THE VIOLATION

A courtesy notice was delivered to a property in which a cabinet in the walkway of the front door is concealing bins within the carport.

APPEAL 2 - DISCUSSION OF APPEAL

Residents contacted a Board member, verbally requesting a waiver due to handicap conditions of both residents.

Directors reviewed CCRA Declaration of Restrictions and Rules & Regulations and noted that the cabinet was not in conflict with the Declaration of Restrictions. Directors felt that CCRA should

accommodate both residents' disabilities and that the cabinet meets the subjective "neat and tidy" need of the community, but agreed also that the cabinet should be more completely hidden from view.

APPEAL 2 - BOARD ACTION

Directors voted to grant a waiver and delivered a written response that stated that the Board decided to grant a waiver, with a request that residents move the storage bin to the front of the carport to conceal it from view of neighboring lots and streets, when the car is parked in the driveway. The Property Maintenance Team will contact residents shortly to offer assistance in moving the storage bin.

ADJOURNMENT

John Baughn
Secretary, CCRA