

Meeting summary from August 17, 2026

Attendees:

ACC members:

Richard
Tenaya
Alison
Kathy
Sern
Mary
Rick

EMC manager:

Pitkin

Board members:

Craig Bartholomew

Camp lot owners:

Shellie Eubanks
Rhonda Tingley
Shellie Eubanks
Laurel

Quick recap

The ACC meeting focused on transparency, documentation, and legal clarity around the ACC manual and CC&Rs. The July minutes were approved, and the group discussed making minutes and Zoom links accessible, with Pitkin agreeing to create a website section for subcommittee information. The committee paused work on the manual pending legal guidance, and Craig outlined questions for attorney Natalie about “more onerous” restrictions, cumulative vs consecutive use, tiny homes, and ACC’s delegated authority. The group considered term limits for ACC members and whether the board or ACC should define the process. They reviewed project tracking, agreed that Pitkin would update and own the project spreadsheet, and discussed improving communication and application forms. The conversation ended with thanks to Craig and confirmation of the regular meeting schedule.

Next steps

Alison

- Add the question about the history and adoption of the tiny home restriction in the manual (specifically when it was incorporated and by whom) to the list of questions for Natalie.
- Bring the topic of committee term limits and the process for determining ACC membership to the full board agenda for the next board
- Set the date for the next ACC meeting for the third Monday of September (tentatively the 21st), with Pitkin providing Zoom credentials if needed.
- Add a review of all application forms to the agenda for the next ACC meeting.

Craig

- Refine and present the list of questions (including those from Rick and Tenaya) to attorney Natalie, focusing on the "more onerous" restriction issue, cumulative vs. consecutive, and guidance for the
- Explore options for capturing the information from the meeting with Natalie (e.g., recording, AI minutes) to ensure the ACC can internalize it.

Pitkin

- Create a dedicated page on the website for subcommittee information (minutes, Zoom links, etc.), including a table for ACC, Finance, Firewise, etc., and run it by the committee for
- Update the project spreadsheet in Dropbox with relevant information (start/completion dates) and provide a monthly update at the ACC meetings.

Summary

Meeting Minutes Review and Approval

The meeting began with introductions and technical setup, including a discussion about AI meeting notes. Alison explained the goal of opening meetings to the community and ensuring proper documentation of official business. The committee then reviewed and approved the minutes from July, with Tenaya making the motion and Sern seconding it, with all present voting in favor.

AC/C Committee Minutes Access Strategy

The group discussed how to make ACC committee meeting minutes accessible to members. They explored options including adding minutes to the newsletter, creating a dedicated page on the website, or linking to them through Dropbox. Pitkin suggested creating a new page specifically for subcommittee information, which would include a table for different committees like ACC, Finance, and Firewise. The group agreed this would be a good way to increase transparency for their important committee.

Committee Resources Centralization Discussion

The group discussed creating a centralized location for committee minutes and other resources, with Pitkin taking responsibility for setting up the links and running it by others for approval. Alison and others agreed that having all committee information in one place would improve accessibility and communication for both committee members and general membership. The meeting then shifted to discussing an executive session about a manual, where the group decided to pause further discussion until they could get more clarity from their attorney Natalie, with Craig, Richard, Rhonda, and Alison planning to meet the following day to refine their questions.

ACC Legal Guidance Involvement Strategy

The meeting focused on discussing how to effectively involve the ACC in understanding legal guidance regarding CC&Rs and restrictions. Craig raised concerns about ensuring the ACC properly internalizes legal information without creating a "game of telephone" situation. The group discussed potential solutions including AI-generated meeting minutes or recordings, with Craig noting that while unexpected information may still be provided during the upcoming legal consultation, they would seek guidance on practical next steps rather than just black-and-white answers.

Board Meeting Recording and Updates

The board discussed meeting recording options, with Craig explaining that while AI minutes might be acceptable, confidential information about potential litigation regarding a 2008 exchange with Kirk would need to be edited out. The group reviewed questions about cumulative versus consecutive time periods in the CC&Rs, particularly regarding tiny homes, with Craig planning to add questions about historical practice and permanence to their discussion with attorney Natalie. The board agreed that Pitkin would handle updating the project spreadsheet and provide monthly updates at meetings, and they scheduled their next meeting for the third Monday of September.