

ACC Meeting Minutes Sept. 21, 2026

In attendance: Rick Heinz, Alison Naney, Kathy Kirner (30 min. late), Richard Corf, Mary Bjornsen, Craig Bartholomew

Absent: Sern Watt

Quick recap

The meeting focused on discussing legal requirements and challenges with the Architectural Control Committee (ACC) at Edelweiss, where Craig and Alison shared feedback from a meeting with Natalie regarding state law requirements. The key revelation was that the ACC must be comprised entirely of board members until 2028, which meant Tanaya, Mary, Sern, and Rick had to step off the committee despite their significant contributions. The discussion covered various technical aspects of the ACC manual and restrictions, including how to handle seasonal use versus permanence in the campground, with Natalie clarifying that restrictions must be case-by-case rather than universal prohibitions, and that typical camping equipment like RVs and tents should be exempt from ACC approval. Community members Donovan and Rhonda shared concerns about recent county letters sent regarding sheds and structures in the campground, which they felt were triggered by complaints from neighbors and created confusion about compliance requirements. The conversation ended with the remaining board members agreeing to continue as the ACC and scheduling the next meeting for October 19th at 5:30 PM, while acknowledging the need to improve communication with the community about ACC processes and requirements.

Next steps

Alison

- Reach out to Sern to inform him about the outcome of the meeting with Natalie and the changes to the ACC committee composition.
- Discuss at the upcoming board meeting (October 6th) the issue of community members filing complaints to the county and how to improve communication within the community.

Pitkin

- Update the website to reflect the new meeting time (5:30 PM) for the ACC committee meetings going forward.
- Share the revised welcome packet with the committee/board and review it to ensure it includes a thorough section regarding the ACC and its processes.

Collaboration

- Craig and Rhonda: Join the ACC committee as board members to ensure it is comprised solely of board members, as required by state law until 2028.
- ACC committee (new composition): Review and revise the ACC Design Manual to ensure it does not contain outright prohibitions (e.g., on tiny homes) and instead uses discretionary, case-by-case language aligned with the "pleasing environment" principle.
- ACC committee (new composition): Develop guidelines for "seasonal use" and "impermanence" in the campground (Zone B) to provide clarity to property owners.
- ACC committee (new composition): Consider implementing a formal "permit" or written approval process for ACC approvals to provide clear documentation to applicants.

- ACC committee (new composition): Explore ways to improve communication of rules and processes to new and existing property owners, potentially including an addendum to the welcome packet for campground owners.

Summary

Community Rules and Enforcement Discussion

The meeting began with introductions and updates, including the announcement of a new web page to host meeting links and minutes. Community members, including Donovan Davis, shared concerns about changes in the camping area, emphasizing the need for clear rules and balanced enforcement of property rights. The ACC committee discussed ongoing efforts to clarify bylaws, CC&Rs, and design manuals to address community needs and ensure transparency for all property owners. Next steps include continuing discussions on rule enforcement and seeking legal advice to align community guidelines with property rights.

Campground Shed Compliance Issues

The meeting discussed complaints received by the county regarding sheds in the campground, with 5-6 registered letters sent to specific property owners requiring documentation of proper procedures. Rhonda explained that while some sheds predate current rules and had gone through proper AC-C committee and county approval processes, the complaints also mentioned concerns about people potentially living in sheds and power being on floodplain lots.

The committee approved the minutes from the previous meeting and discussed the need to address how to communicate to the community about following rules and avoiding complaints to authorities.

AC/C Committee Composition Requirements

The meeting focused on clarifying requirements for the AC/C committee composition, where in a meeting with Alison and Craig, Natalie (EMC attorney) explained that state law currently requires all committee members to be board members until July 1, 2028, when the requirement will change to only two board members will be required. Craig and Rhonda volunteered to join the committee to share the workload, and Alison suggested current non-board member committee members could join the board in May if needed. The group agreed to review Natalie's full feedback and discuss next steps regarding the committee composition change.

ACC Design Manual Discussion

Craig and Alison discussed the key questions and answers regarding the ACC Design Manual and its relationship with the CC&Rs. They clarified that while the CC&Rs cannot contain more restrictive clauses than allowed by the Articles of Incorporation, the design manual does not require membership approval but must be approved by the board, as the AC/C members are

board members. The discussion highlighted that the Articles of Incorporation grant broad powers for restrictions, which was surprising to Alison when she reviewed them.

Campground CC&R Approval Guidelines

The group discussed restrictions in the campground's CC&Rs and manual, focusing on how the Architectural Control Committee (ACC) can handle approvals on a case-by-case basis rather than implementing universal bans. Craig explained that while the ACC has broad discretionary powers, they cannot make outright prohibitions in the design manual, such as banning tiny homes or structures under certain sizes. The discussion emphasized using intent and the "pleasing environment" principle as guiding factors for decisions, with the requirement to act in good faith, though specific language for incorporating these principles needs to be carefully drafted.

Zone B Camping Restrictions Discussion

The committee discussed the interpretation of permanence restrictions in Zone B campground, where Natalie explained that the cumulative vs. consecutive timeframes are designed to prevent permanence, with Zone A using consecutive days and Zone B using one year as cumulative time. The discussion clarified that typical camping equipment like trailers and tents would be exempt from ACC approval for seasonal use, and that the grace period allows property owners to leave equipment without requiring annual approval. The committee agreed that seasonal use should be broadly defined and that guidelines around impermanence should ideally come from affected property owners rather than being imposed top-down.

Edelweiss Architectural Control Issues

The meeting focused on architectural control issues at Edelweiss, with multiple committee members resigning following a county investigation into property violations. Craig and Alison discussed the AC/C's ability to provide conditional approval for temporary structures like tiny homes, with the board confirming this authority exists in their bylaws. The group agreed to reschedule their next meeting to October 19th at 5:30 PM to accommodate ongoing board transitions and ensure community member Rhonda can participate.