

The meeting focused on the ACC's efforts to improve transparency, communication, and clarity regarding rules and procedures. The committee approved the previous meeting minutes and discussed community feedback from a campground owner, Maureen Johnson, who expressed frustration over a lack of communication and perceived excessive scrutiny of campground properties. Alison and Craig clarified that the ACC has not made significant decisions about the campground in the last year and that the board is working to establish clearer protocols. The group reviewed a draft ACC charter and a membership qualifications document, both of which were shared for committee feedback. Craig presented a draft rules and regulations document that compiled existing rules from various sources, including the ACC manual and board motions, and highlighted specific issues such as seasonal camping, mobile home variants, and perimeter fencing. The committee also discussed the existing enforcement and fine policy, noting that it is detailed but largely unknown to the community. Finally, the group confirmed that the current meeting time and frequency work for the members.

ACC Meeting October 19, 2026

Present: Alison Naney, Craig Barthalomew, Kathy Kirner, Richard Croff and Rhonda Tingley (a few minutes late)

Meeting called to order at 5:32pm

Craig moved to approve the meeting minutes, second from Kathy, passed unanimously.

Alison then prepared to share community feedback about Maureen Johnson that she had received earlier in the day. Maureen raised concerns about lack of communication and involvement of campground property owners in decisions affecting them, particularly following Rick's departure from the ACC committee. She questioned the procedures for property inspections and sought clarification on seasonal camping rules. Craig and Alison assured that Rhonda would be part of the committee and that non-board members could still attend meetings to provide input, emphasizing their commitment to transparency and proper communication protocols.

No new projects to approve.

ACC Manual next steps

Alison proposed reviewing the existing manual for minimal changes rather than completely rewriting it, and suggested using the glossary of terms the committee created earlier in the year (thank you, Tenaya).

Craig and Rhonda requested access to the draft manual, which is stored in Dropbox, and confirmed that individual comments can be tracked separately. The discussion also touched on transparency and procedures

Architectural Control Committee Charter Draft

Craig presented a draft charter for the Architectural Control Committee (ACC) outlining its purpose, authority, composition, duties, and procedures. The document includes sections on architectural standards, record keeping, conflicts of interest, and enforcement. Craig and Larry developed membership qualifications focusing on understanding the ACC's role in preserving property values, following legal advice, maintaining objectivity, and having time availability. The proposed skills requirements include decisiveness, organization, regulatory understanding, communication, collaboration, and diplomacy.

Rules and Regulations draft document

Craig explained his efforts to compile rules and permissions, noting that while most committees provided information, some like the pool committee were still pending. Craig shared his background on starting this initiative in May after Larry requested rule enforcement, emphasizing they don't want to be overbearing like the character in "A Man Called Ove" movie, and discussed potential new rules for the campground including respect for property and privacy, driving guidelines, and noise restrictions.

Craig presented draft regulations for campground usage, including guidelines for driving, property access, and bathroom usage, with a controversial proposal that mobile homes and variants would require ACC approval while typical seasonal camping would not. Renee, a new lot owner who purchased in December, raised concerns about the difficulty in accessing HOA documents and CC&Rs, noting she didn't receive them from her realtor. Craig acknowledged the complexity of the existing regulations and confirmed that while the board cannot outright ban mobile homes, they must still go through the ACC process for approval.

Craig explained the requirements for ACC approval in Zone A and Zone B construction, clarifying that seasonal campers do not need approval for stays of 4-6 months. The committee discussed their approval process, with Alison and Mary conducting pre-reviews of applications before bringing them to monthly meetings for final approval. The group also addressed the two-year completion requirement for exterior construction and discussed limitations on perimeter fencing to maintain open spaces in the Edelweiss design concept.

The group discussed rules regarding perimeter fencing, with Craig suggesting a rule allowing fencing for gardens and dog runs as long as it's not around the property perimeter. Alison noted that concerns about cows damaging gardens were less relevant now due to improved fencing at Edelweiss. Craig also highlighted an existing enforcement and fine policy document that outlines specific procedures for handling violations, including fines of \$250 for initial noncompliance and ongoing monthly fines, though he noted that most residents are unaware of this policy.

The group discussed the fines and enforcement document for the ACC, with Craig explaining that Tanaya had done most of the work on it. They reviewed a past case where a woman named Cheryl Hogland was fined \$250 for violating shed placement regulations, though she ultimately received approval to move her shed. Craig noted that while the ACC can handle fines, this is typically a last resort, and the group should focus on approving plans rather than getting involved in politics. The conversation ended with confirmation that the third Monday at 5:30 would continue as the regular meeting time, and participants were assigned to review and provide feedback on the new documents before the next meeting in November.

Next steps

Alison

- Share the draft manual and the draft charter with the committee members.

Pitkin

- Ensure Rhonda and Craig have access to the Dropbox folder containing the draft manual and other relevant documents.
- Check if the glossary of terms has been published on the AC/C part of the website.

Collaboration

- All committee members: Review the draft charter and the draft manual, make edits or comments directly in the documents, and be prepared to discuss them at the next meeting.
- All committee members: Review the draft membership qualifications document and make edits or comments.
- All committee members: Review the draft rules and regulations document, including the sections on campground rules and enforcement/fines, and provide feedback.