

PAHOA Board Meeting Minutes 10/01/19

Meeting Start 7:00 p.m.

In attendance: John Arrowsmith, Sheila Melton, Reid Pettit, Brian Bartram, David DeSimone

Absent: Craig Taylor, Peter Swart

Guest: None

Business:

Approval for September minutes moved to next month.

Presidents report:

Newsletter discussion and updating the website, adding the Barking Dog reminder. Add to the website and email to residence.

Treasurers report:

Update on HOA dues.

Secretaries report:

None

New Business:

Guest house patio cover request 234 Rio Bravo, moving forward with the waiver.

Letter drafted to property owners adjoining 234 Rio Bravo asking as to whether they disapprove of a waiver.

1 Inca

Inca

236 Rio Bravo

304 Portillo

301 Portillo

231 Rio Bravo

Motion was made to (see attachment)

Meeting adjourned at 7:33.

Dear Resident,

Your neighbor, Marlene Miller at 234 Rio Bravo Drive, has applied for a waiver of the Pajarito Acres Homeowners Association (PAHOA) covenants for the purpose of constructing two porch covers on her guest house, as shown on the attached site plan. A waiver is required because the area covered by the guest house already exceeds the 2,400 square foot limit.

The size limit of accessory buildings was clarified in a lawsuit between PAHOA and Marlene Miller. Although the covenant language limits accessory buildings with the following language; "encloses an area not greater than 2,400 square feet", in its final judgement the court agreed that the meaning of "encloses", is "covers".

Under Part D-2 of the covenants, waivers may be granted if two conditions are met. One, PAHOA must act only after careful consideration of the compatibility of the results of granting such a waiver with the general intent of these covenants as defined in Part A, and Two, PAHOA has not received written objection from a majority of owners of adjoining homesites. Removal of previously constructed porch covers has led to leaks and dangerous ice conditions for Mrs Miller. A waiver would remedy those issues while not changing the character of the neighborhood. The Board has determined that it will grant a waiver should a majority of adjoining property owners not object. Your property adjoins 234 Rio Bravo as defined in the covenants.

If you object to the granting of this waiver, please mark the box below and return this letter in the enclosed envelope. Objections must be received by November 15, 2019. Your response will remain confidential. If you do not object, no action is needed.

Sincerely,

John Arrowsmith
PAHOA Board President

(). I object to the granting of this waiver.