



Governance Committee Report
September 17, 2022
Bobby Clevenger, Ken Bataglini Co-Committee Chairs
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Charter:

Members: Bobby Clevenger, Ken Bataglini, Meredith Campie, Bobbie Heisterkamp, Devona Saylor

Governance Committee Meeting

Several meetings were held in August and September to discuss the action items facing the group. Items currently on the agenda are:

- [HB 1137 document changes](#) – Completed, filing in process
- Officer job definitions – Submitted to Board for review
- Add Governance Officer to by-laws -Submitted to Board for review
- Short Term Rentals – Actively defining rules and regulations
- Employee handbook – final editing completed
- [Violation Policy](#) – In review by committee
- Develop policy on drones in Big Elk – In process – gray areas and hard to define
- [Fire rules](#) – in review by committee
- Lot Easement policy/procedures (needed for new) – Moved to ARC Control, review by Governance • Define what creates a legal action or attorney need – In process
- Work with the Secretary defining policy on meeting minutes. – In process

HB 1137 - House bill. We have determined that there are only three items that need to be filed with the Boulder and Larimer Counties related to our by-laws and covenants to be following the new law. All other changes are procedural in nature and do not have to be filed but the master copy will need to be updated. Master files online are currently being updated. Master file in safety deposit box will need to be changed.

Employee Handbook – Reviewed again for content and will be revised to include the last paragraph from the previous handbook on expected employee conduct in the Meadows. **Board to review**

Officer Descriptions – A document has been generated defining officers based on non-profit organizations. It also includes defining Governance Officer. It has been sent to the Board for review. **Waiting Board feedback**

Short Term Rentals - Ken has been working to define language in our governing documents. Renter, versus rental versus guest. A review of past governing documents confirmed desire of BEM to not have guest rentals. May need to change rules and regulations for consistency with By-laws. **Board Discussion**

Drone Policy – Definitions are not black and white – communities establish own rules and regulations.

Fire rules - Insurance companies are contesting liability. Defensible Space Packet from the ARC Committee was reviewed and needs to be updated to meet Firewise standards. Many items would put BEMA at risk for liability if used.

Our next meeting is scheduled for Wednesday, September 14th at 2:00 This will be a google meeting.