Belle Creek Master Association
Covenant Enforcement Committee Meeting Notes
March 19, 2013

I. **Attending**
Laurie Tatlock, Mulhern MRE, Inc., Charles Wolfersberger, Wolfersberger, LLC, Austin Armstrong, resident at 9420 East 106th Avenue, Jina Jensen, resident at 10962 Dayton Way, Ed Newberry, resident at 9288 East 109th Avenue Leonard Sandoval, resident at 10914 Belle Creek Boulevard. Others, Craig Loving, Tom Cooper, Becky Wolf, Rick Wolf, Kara Erickson, Nathan Hernandez, and Karen Martinez.

II. **Neighborhood walkthroughs**
Charles Wolfersberger distributed the violation report that was used to generate the first violation courtesy letters. He also distributed an outline with Covenant Enforcement Issues that he asked the Board for clarification on. The Board advised that trash cans can be stored in the open as long as they are not visible from the front street. Regarding general maintenance issues, damaged or missing rain gutter extension drains need to be replaced, decorative porch lighting (not holiday lighting) is not a problem as long as it is well maintained. Make shift well grates are not allowed, while well grates are not required. Items stored on porches should not look junky. The Board acknowledged that this is a subjective matter and might require a case by case assessment. Becky Wolf noted that it is easier to enforce rules when no exceptions are granted. The Board noted that lattice around the porch bases of homes needs to be well maintained or it could be removed and the base painted a complimentary color. Brick or stone replacement is also an option, but a design review should be submitted for approval. The Board decided to table a decision regarding gas grills stored on front porches until they receive community input at the Saturday spring meeting. Wolfersberger LLC will prepare a list of homes with missing front trees and a list of homes with paint needs for the Board to review in April.

III. **Community Meeting**
A Master Association meeting will be held on Saturday, April 20, 2013 at 9:30 am.