

CRRA Board of Directors, Open Session — September 8, 2026

Decisions and recorded votes, verified against the Association's recording · UNOFFICIAL

Prepared by Sherman V. Hawkins, member · September 13, 2026

How this was produced. From the Association's own Zoom recording of the September 8 open session (2 hours 43 minutes), transcribed by machine and then checked passage by passage. Timestamps in brackets refer to positions in that recording, so every statement below can be listened to directly. Names the software garbled have been corrected; the corrections are listed at the end. This is an owner's record and is not a substitute for the Association's minutes.

Call to order, roll, and quorum

[0:17:11] The Secretary called the roll. All nine directors answered present — Nick Jackson, Ross MacLaren, Kurt DeVries (Zoom), Richard Stonecipher, Graham Anthony (Zoom), Gary Brown, Mike Padgett, Shirley Starling and Leah Godfrey. A quorum was declared.

[0:19:54] The minutes of the August 25, 2026 meeting were approved on a voice vote.

[0:20:18] The agenda was adopted, with "attendance" added. The President noted that the agenda **had not been sent to the homeowners** — "It did not get out to the public" — and read the order of business aloud for the benefit of those attending.

Decision 1 — ARC instructed to let started projects continue; General Manager instructed to fill the 1.5 budgeted inspector positions

Motion made [1:11:14]. Stated from the chair [1:13:13]:

"The board instructs the architectural review committee to allow developers with land disturbance and driveway permits to continue their work through the building permit process ... and also to instruct the general manager to fill the one and a half inspector positions that we currently have in the budget."

Clarified [1:13:44]–[1:15:16]: the work continues to completion until the house is built. A building permit is still required, but the ARC is instructed to issue it where a driveway or land-disturbance permit has already been granted. An inadequate application still has to be re-filed.

The amendment on the inspector positions was offered at [1:11:26] and accepted. The second was taken at [1:12:38]–[1:12:54] after some confusion over who had seconded. One director stated at [1:12:44]: "Let the record stand and I am completely against the extra people."

The vote, as called [1:15:39] – [1:16:08]

Director	As recorded	Director	As recorded
Nick Jackson	Agree	Graham Anthony	Agree
Ross MacLaren	Agreed	Gary Brown	Yes
Kurt DeVries	Agreed	Mike Padgett	Agree
Richard Stonecipher	NO	Shirley Starling	not called
		Leah Godfrey	not called

The chair then announced: "So that motion passes."

UNRESOLVED. Only seven of the nine directors appear in this roll. Shirley Starling and Leah Godfrey are not called, and no vote is recorded for either. Whether they were passed over or whether the recording failed to capture them cannot be determined from the recording alone. The Association's own record should settle it, and the question is worth putting in writing before these minutes are approved.

Decision 2 — One-month moratorium on new construction permits

Motion made [1:17:37]. Stated from the chair [1:18:38]:

"The board is to instruct the ARC not to approve any new construction related permits for the next month while we review this process."

Clarified [1:18:59]: new homes — "brand new walk-in permits," "anything that's not started." Seconded [1:19:12].

The vote, as called [1:19:12] – [1:19:47] — 9 to 0

Director	Vote	Director	Vote
Nick Jackson	Yes	Graham Anthony	Yes
Ross MacLaren	Yes	Gary Brown	Yes
Kurt DeVries	Yes	Mike Padgett	Yes
Richard Stonecipher	Yes	Shirley Starling	Yes

		Leah Godfrey	Yes
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DATE CONFLICT. The moratorium was fixed to run until the next meeting, which the Board stated during debate as October 14 [1:18:17]. At adjournment the chair announced the next meeting as October 13 [2:42:38]. The two dates do not agree, and the moratorium's end date turns on which is right.

Raised, but no vote taken

Attendance incentive. A motion was made [1:40:12] to limit it to “\$100 per meeting” as a drawing for owners attending, and seconded [1:42:04]. Alternatives were raised in discussion — a 50/50 raffle benefiting a charity, with the Sheriff's Office Explorer post suggested [1:43:02]. At [1:44:56] the chair asked, “You want to table this next month?” and moved to the Treasurer's report. **No vote was taken on the motion, and no vote was taken to table it.**

Campground town hall. Proposed at [2:05:27] “as a motion or a recommendation from the board” to hold a town hall for campground owners explaining the billing and the costs, after the finance committee had supported the numbers. No vote recorded.

Water rate. The Treasurer recommended [1:58:52] an increase of \$2.32, from \$38.39 to \$40.71, “not implemented until the December billing cycle,” to recover shortfalls in the water system and to run it at net zero. Presented as a recommendation for the Board's consideration; no vote recorded.

Reported to the Board (statements, not decisions)

The short-term-rental fee suspension now has a number

[0:27:04] The current budget carries one and a half additional inspectors, “however, we haven't filled those positions yet because we haven't addressed the shortfall from the ... short-term rental suspension.” The positions are budgeted at \$16 an hour, one full-time and one part-time. The same passage notes two inspectors and two administrative staff are doing work that ten people once did.

[1:46:07] “Cash is strong, running under budget, and we've got a little hiccup of our STR add-in fees, which we are addressing.” [1:49:17] “Income shortfalls over \$131,000 as of July.”

Accounting, and the first audit in three years

[2:06:05] – [2:07:35], from the Treasurer's report. Quoted at length because the exculpatory part is as much a part of the record as the rest:

“We're expecting that in October we will have our first audit in three years ... our accounting and our reporting has been a failure since 21/22. We do not abide by GAAP, haven't historically ... We will invest probably a good 2,000 hours to straighten out the mistakes that have accrued. Now I'm not picking on any one person. There were three different treasurers within this timeframe ... it puts a bit of chaos in our reports to where you don't know where this \$800,000 or \$1 million went ... [we have not] discovered anything nefarious. There's no money that has been walking out the door.”

Next meeting and adjournment

[2:42:38] The chair announced the next meeting as **October 13, 2026 at 6:00 p.m. at the water tower**, noting “as requested, we are going to start shifting some meetings around.” [2:42:58] Adjourned at 11:43 a.m.

Recognition errors corrected in this summary

The transcription software renders unfamiliar proper names poorly. The following were corrected against the roll call and the Association's published roster: “Stone Seifer” and “Richard sunset” → Richard Stonecipher; “Herb DeVries” and “hurt the breeze” → Kurt DeVries; “Charlie Starling” and “early starling” → Shirley Starling; “Malaya Gaj” and “Leia Godfrey” → Leah Godfrey; “Ross McLaren” → Ross MacLaren; “Kuswadi” → Coosawattee; “STA” and “SPR” → STR; and “October 13th, 2006” → October 13, 2026. Wherever a quotation appears above, it is given as spoken apart from these name corrections.

Sherman V. Hawkins, Lot 3815R, Eagle Mountain · September 13, 2026 · Source: the Association's Zoom recording of the September 8, 2026 open session. Timestamps refer to that recording.