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**Architectural Guidelines Special Committee**

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To: Poudre Overlook at FtC &lt;atftcpoudreoverlook@gmail.com&gt;

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To the Board:

Per the attached agenda for the 9/6/23 Regular Board Meeting, the topic of an Architectural Guidelines Special Committee appears to be first on the agenda.

I plan to write an article and send an email on the subject in advance of the meeting. I have the following questions:

1. Attached is the current Architectural Control Guidelines (2006) labeled "[Poudre Overlook Architectural Control and Landscape Guidelines](#)" on the Frontsteps website; and the Landscape Guideline Summary (2007) labeled "[Update to Landscape Requirements from Rules & Regs - Signed](#)" on the Frontsteps website. This appears in a folder labeled "Architectural and Landscape Guidelines"
  - a. The first document labeled "Architectural Control Guidelines" is known to incorporate elements of CCR Article IX Architectural Control and Article X Use Restrictions. Will the committee address the confusion caused by having Use Restrictions in a Policy that appears at first glance to be limited to Architectural Control issues?
  - b. The "Architectural Control Guidelines" is labeled "[Poudre Overlook Architectural Control and Landscape Guidelines](#)", yet, we have a document produced a year later "Landscape Guideline Summary", which is also confusing and possibly conflicting. Is there going to be an effort to create TWO documents, one for Architectural Control, and a second for Landscape Guidelines?  
OR
  - c. Will there be an intention to synthesize the information into a single document such as "Architectural Control and Landscape Guidelines" replacing both of the existing documents?
  - d. The agenda appears to indicate that the proposed committee will be limited strictly to Architectural and not Landscape topics. Is this the intention? Could the agenda be revised to be more clear to homeowners who may wish to attend and/or comment?
  - e. Will the committee attempt to revisit controversial topics such as RV parking, Roof Shingle colors, chickens/ducks, signs, etc. ?
  - f. Will the committee address the lack of a garage/yard sale policy as a matter of topics in Use Restrictions, several of which are already incorporated into "Architectural Control Guidelines".
  - g. Is there any intention to limit or restrict the right to appeal decisions by the Board or ACC per Article IX Section 7 with these updates or revisions?
2. The agenda does not make clear if the proposed Special Committee intends to incorporate changes required by SB23-178. Does the Board intend to address the required changes to our policies with this committee? Does the Board have a target date for compliance with SB23-178?
3. Will the committee be open to participation by all homeowners?
4. Will the committee have open meetings at neutral locations that have published agendas and schedules?
5. Will the committee allow remote access to homeowners who wish to participate electronically?
6. Will the committee keep minutes and publish them in real time (as opposed to at or after the next meeting) so homeowners that cannot attend may actively participate and comment in real-time vs. finding out about decisions after they have already been made?
7. Does the Board intend to seat Directors on the Committee to control the agenda and meeting as it has in the past, or will it allow this committee to have an independent Chairperson who reports back to the Board? Who will chose the Chair: The Board, the Committee, or Homeowners?
  - a. If Board intends to dominate the committee (or have a "handler" control the meetings, but somehow not have a vote), as it has had done with committees in 2020-22, will the Board include homeowner voices who may disagree with the plans or intentions of the Board?
  - b. Will the Board or Chairperson manage which homeowners will be on the committee?
  - c. What criteria will either use for inclusion or exclusion? Will that criteria be published in advance of solicitation of committee members?
8. Will decisions made by the committee be vetoed by the Board in any circumstance? Or is the committee merely making recommendations to the Board? Will homeowners have a vote on decisions or recommendations of the committee?
9. Is there any intention to change CCRs or Bylaws with the efforts or work product of the committee?
10. Does the Board intend to move the Annual Homeowner's Meeting back to November, when it has been held in most years prior to 2020, or will it continue to hold them in December?
11. Will the Board allow Homeowners to add to the Agenda of the Annual Meeting?

Sincerely,

Andy

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**3 attachments** **Poudre-Overlook-Architectural-Control-Guidelines.pdf**  
763K **292734poudre\_overlook\_-\_signed\_landscape\_requirements\_update\_11-06.pdf**  
2537K **2023-09-06\_BOD\_regular\_meeting\_agenda.docx**  
129K