

**MINUTES**  
**The Parks Board of Directors Meeting**  
**Dec 8, 2011**

Location: 19509 Lost Lake Dr, Bend OR 97702

Time: 4:00 P.M.

Call To Order: 4:00 P.M.

Quorum – Yes (Stephanie Uetrecht, Dan Cardot, Fred Fischbach)

Guests: Jim Prehoda, Sylvia Morrison (ARC committee member), Valerie Sporck (ARC committee member)

**MINUTES**  
**ARC Appeal – Tree Removal**

Sidewalks adjacent to homeowner's property are the homeowner's responsibility to maintain.

The motion was discussed and prepared per the following HOA documents:

*Under the CC&Rs, Sec. 7.3, "Committee Discretion," the DRC may take into account the "existing terrain and vegetation, and any other factors that the Committee reasonably believes to be relevant...in determining whether or not to consent to any proposed work."*

*Page 1 of the Design Guidelines, 4th paragraph, the last two sentences state the Committee's objective: "...This approach has left a relatively large area open for the Design Review Committee's judgment. In exercising that judgment, the Design Review Committee will use its best efforts to make decisions in keeping with the design objectives upon which THE PARKS was founded."*

*Sec. 4.38 of the Design Guidelines, "Site Preparation," stresses that "...Retention of existing trees over twelve (12") in diameter or over thirty feet (30') in height is strongly encouraged." (Emphasis added.)*

**Motion:** The board upholds the ARC Committee decision to deny approval of tree removal. The motion was moved by Steph and seconded by Dan. The motion was unanimously passed.

**ARC Appeal – Outdoor Fireplace**

The outdoor fireplace application was discussed.

**Motion:** The board upholds the ARC Committee decision to deny approval of the outdoor wood burning fireplace.

The motion was moved by Fred and seconded by Dan. The motion was unanimously passed.

Adjourn:

**Motion** to adjourn at 5:10PM. Motion passed.

Respectfully Submitted,  
Stephanie Uetrecht