

BBVCC 64.90 TASK FORCE  
Meeting Minutes  
December 12, 2025 at 10:00AM

<b>Committee Members Present</b>		
Patrick Ryan	Dan Nedved	Margreta Silverstone
Scotty Diamond	Michael Stringam	Llew Johnson
<b>Staff Present</b>	David Franklin, GM	Justine Brooks, Executive Secretary
Natasha Bialuski		

**Next steps**

- [Justine: Add Michael Stringam joining the task force to the next board meeting agenda](#)
- [David: Send Section 12 covenant question back to attorney Richard for review regarding paragraph 8 and different thresholds for amendments](#)
- [Task Force: Publicize all future meetings with scheduled dates, times, locations and agendas to the membership](#)
- [Task Force: Post task force member list on website and in monthly communications](#)
- [David and Justine: Develop communication plan for educating membership on document changes before voting](#)
- [Task Force: Reorganize covenant document using Excel spreadsheet format instead of color coding to better track comments and sources](#)
- [Task Force: Create separate documents for consistency amendments vs. recommended amendments to simplify review process](#)
- [Task Force: Schedule next meeting for January 9th and provide full meeting calendar through May to all members](#)
- [Task Force: Report to board that June 2026 timeline is not realistic, recommend November 2026 or later](#)
- [Task Force: Identify subject matter experts to review specific document sections](#)

**Summary**

**Task Force Update**

The task force, which includes board members and community experts, decided to start drafting from scratch rather than using redlined original documents. They adopted a modified approach for voting on amendments, separating consistency amendments (required by 64.90) from recommended amendments (not required). The task force has been reviewing and commenting on the declaration/covenants, using color coding to distinguish between 64.90 requirements, original covenant content, and bylaws, but has not yet completed this review process.

**Challenges in Amending AR&Rs**

Michael discussed the challenges faced by the ACC in revising AR&Rs due to the Village covenants, particularly Section 8, which sets height limits and other restrictions. He explained that Section 12 of the covenants requires a simple majority to amend the declarations in Section 8 (and only Section 8), which is easier to achieve than the 67% required under Section 15 of the Covenants or under the 64.90 process. . David F sought legal clarification on whether the board could step into the declarant's shoes to make changes, but the lawyer's response was unclear. The discussion highlighted the need to modernize the covenants with Ordinance 6490 to align with current societal norms in the village.

BBVCC 64.90 TASK FORCE  
Meeting Minutes  
December 12, 2025 at 10:00AM

**Covenant Interpretation and ADU Exemptions**

The Task Force discussed the interpretation of covenants and restrictions, particularly paragraph 8, which only applies to specific sections and not the entire set of covenants. He clarified that 64.90 does not mandate changes to paragraph 8, as it does not refer to illegal restrictions or membership vote types. Llew emphasized that there is no implication of a change in residential use for their community, as they are exempt from ADU requirements under current laws. He advised against addressing ADUs unless there is a significant demand from the community, which there currently is not. Margreta and Michael felt that there might be significant support for ADUs focused on families.

**Task Force Transparency and Engagement**

David F discussed the importance of balancing transparency with practicality in the task force's work, emphasizing the need to share information with the membership while managing the complexity of decisions. David F highlighted the legislative history of ADUs and expressed concerns about potential changes to community covenants, urging the committee to consider all options and involve the broader membership in the decision-making process. He also stressed the need for better advertising and communication of task force meetings and decisions to ensure community engagement and understanding.

**Membership Vote Timeline Discussion**

David expressed concerns about the complexity and resource constraints of preparing documents for a membership vote, suggesting that a November timeline might be more realistic than June. He emphasized the need to prioritize tasks between now and April, focusing on uncontroversial issues to avoid delays, and highlighted the seasonal challenges faced by the organization. The group discussed the option of a quick fix by 2028, acknowledging the need to consider legal and community perspectives, but questioned the urgency of implementing major changes.

**Slow 64.90 Change Process**

Michael advised that the 64.90 Task Force should not rush to change Covenants by November 2027, as advised by attorneys, and suggested taking as much time as needed to ensure the process is done correctly. Michael reiterated that some of the more controversial issues of Section 8 of the Covenants could be changed with a simple majority vote rather than the 67% likely required for 64.90 adoption. David F emphasized the importance of informing the membership and potentially holding the vote open for six months to achieve the required 67% approval. They also discussed the possibility of separating certain covenant changes from AR&Rs to make the process easier, and the need to consider community opinions on rule enforcement and potential changes to AR&Rs.

**Community Plan and 64.90 Review**

The task force discussed the community plan and its relation to the 64.90 amendment process. David F explained that the community plan would be completed by summer 2026, with economic analysis and modeling of differential assessments to be presented to members. The group agreed to reorganize the review process of the 64.90 documents, moving away from color coding to a more structured Excel-based approach. They decided to bring in additional experts for specific sections, such as insurance and

BBVCC 64.90 TASK FORCE  
Meeting Minutes  
December 12, 2025 at 10:00AM

liability, while keeping the initial review process small. The task force will report to the board that the June timeline is not feasible, with a potential completion date in late 2026. They also discussed the need to balance controversial amendments with necessary changes to ensure passage of the 64.90 amendments.