



Home Owners' Association Board of Directors

**May 3, 2017 Special Meeting Minutes
6:30pm at the Manchaca Fire Department**

Directors Present

Bob Thonhoff, James Brown, Victoria Harkins and Shannon Gosewehr

ACC Members Present

None

1. **Special Meeting**

A Special Meeting was called by the Board and properly noticed to decide further action to address the home business operated at 12504 Black Mesa Cove, otherwise known as Dunvegan Keep. Three or more written complaints about the home business were received from homeowners.

Owner Ciera Turner was present at the meeting. Craig and Ciera Turner are represented in this matter by attorney Thomas J. O'Meara.

2. **Homeowners' Comments and Concerns**

- Current impact the noise, lights and traffic related to the operation of Dunvegan Keep has on other homeowners.
- Concerns that the single-family residence is being marketed and/or sold as a business.
- Concerns that business activity on the property will continue until the home is sold. Owner has represented that the property will no longer be used as a wedding venue after May 27, 2017 but there are concerns that the property will still be used for other commercial purposes that adversely impact other homeowners, e.g. photo shoots. Owner made no representation that the other commercial activity occurring on the property would cease prior to sale.
- Concerns about what commercial use of property in the neighborhood will be permitted by the Board going forward, to include concerns about short-term rentals.
- Need to update the CC&Rs to address concerns going forward.

3. **Executive Session**

The Board went into executive session to discuss further action.

4. **Action by the Board**

The Board noted a history with this property and the current homeowners with regard to the home business. The HOA has previously addressed issues with the home business with the homeowner and an agreement was reached with regard to the cessation of business on the property. The homeowner, however, never signed the written agreement and the business did not cease. A motion was made for the Board to authorize the HOA legal counsel to take action up to, and including, the filing of a

lawsuit to address the event venue violation at 12504 Black Mesa Cove. The motion was seconded and passed by a unanimous vote of those Board members present.

5. **Next Meeting**

Scheduled for May 18, 2017 at 6:30 p.m. at the Manchaca Fire Station.

9. **Meeting Adjourned**

Minutes Prepared by Shannon Gosewehr