

Tri-Par Estates Park and Recreation District
Minutes
Special Hearing – Fines and Suspensions
Compliance Committee
Thursday, March 11, 2021 @ 11:00 am

TIME:11:00 AM
CALL TO ORDER: Carol Bryant
ROLL CALL: Carol Bryant
COMMITTEE MEMBERS PRESENT:April Adkins, Bob Bass, Richard Blankenship,
Mary Ann Upton, Bob Vos

ALSO PRESENT:Lee Morris, Park Manager; Carol Bryant, Facilitator/Meeting Recorder

OPENING COMMENTS – Carol Bryant opened the Special Hearing and noted the Hearing is being broadcast on Channel 195. The format for the meeting was reviewed.

1. HEARING for PROPERTY OWNER of 5002 PEBBLE BEACH AVE for DEED RESTRICTION VIOLATIONS – PROPERTY MAINTENANCE

- **Park Manager Lee Morris** reviewed the Deed Restriction violations at the home of Nan Kapernaros, 5002 Pebble Beach Ave. and the violation notifications sent to her. Ample notice was given to Ms. Kapernaros to correct the violations. Final notice was given and when the work was not done, Tri-Par Estates hired a contractor to complete the required maintenance. The violations were presented to the Board of Trustees at their meeting on February 16, 2021. The Board recommended fining Ms. Kapernaros and set this Special Hearing for March 11, 2021. Ms. Kapernaros was given notice to appear.
- **Homeowner of 5002 Pebble Beach Ave was asked to speak.** Ms. Kapernaros did not attend the hearing.
- **Committee Member Questions for Mr. Morris.** Questions were asked regarding the current condition at the home with overgrown yard, possible areas needing repair or power washing, and if Tri-Par has had to hire contractors to do maintenance since the first mowing and clean at the property. Mr. Morris noted Tri-Par has not hired a contractor again, but the yard has not been mowed, issues are accumulating and the homeowner refuses to do anything. Specifics on requirements for the need for power washing a home within Tri-Par were discussed. Question was asked if there is a lien on the home. Mr. Morris stated Tri-Par does not have a lien against the homeowner, but if she refuses to pay the fines there are avenues to collect the debt. Committee Members asked if issues at other homes within the Park are being addressed through this process. Mr. Morris stated yes that the same procedure is being followed for other homes and it can take up to two months to work with homeowners to resolve the Deed Restriction violations. The process starts with a phone call and then violation notices are given if the corrections aren't made. Mr. Morris noted that 80% of the time if there are violations they are corrected without issues and that this year has been special due to many homeowners being unable to travel due to Covid restrictions.

- **Discussion by Committee Members.**
 - Bob Bass** noted it isn't hard to keep your house clean and he would be upset if he had a neighbor that was not maintaining their yard. Tall grass also attracts insects, snakes, rats, and other rodents.
 - Mary Ann Upton** noted concern for safety issues with glass in the carport.
 - April Adkins** asked for better quality pictures for future hearings.
 - Richard Blankenship** asked if it would be possible to add a step to the hearing process to allow Committee Members to converse prior to the hearing. Mr. Morris noted the Committee cannot meet in private because this is a public hearing. Richard noted that some of the questions raised by the Committee could have been answered prior to the hearing. Mr. Morris noted that Committee Members can call him any time prior to a hearing, but Committee Members cannot meet together in private prior to the hearing to discuss the matter. Because Mr. Morris is not on the committee, members can meet with him and raise questions in private at any time.
- **Discussion was closed and the Facilitator called for a Motion.**
- **Bob Wos made a motion that the fines for the property at 5002 Pebble Beach deed restriction violations shall stand as levied.**
- **Bob Bass seconded the motion.**
- The motion carried on a unanimous roll call vote.

2. ADJOURNMENT

- **Bob Wos made a motion to Adjourn the Special Hearing.**
- **Mary Ann Upton second the motion.**
- The motion carried on a unanimous roll call vote.
- **Special Hearing was adjourned at 11:20 AM**

This copy of the Minutes of the aforesaid Special Hearing of the Compliance Committee of Tri-Par Estates has been transcribed for acceptance by the Board of Trustees at Tri-Par Estates at the next called meeting of the Board.