

# CC&R Violation Hearing

## Special Session Board Meeting Minutes

**Date:** December 23, 2025

**Time:** 3:00 PM

**Location:** Special Session

**Meeting Type:** CC&R Violation Hearing

## Board Members Present

- **Jason Rogers** – President
- **Justin Low** – Secretary
- **Caleb Brunton** – Treasurer

## Others Present

- **Michelle File** – Community Association Partners (CAP)
- **Jim Smith** – Homeowner, 10640 SW Summerlake Dr.

## Call to Order

The meeting was called to order at **3:00 PM**.

## Old Business

### Approval of October 2025 Meeting Minutes

The Board reviewed the October 2025 meeting minutes. An addendum was noted to correct the CAP contract date referenced in the prior minutes, clarifying that the contract month was **December 2025**, not the previously stated month.

- **Motion:** To approve the October 2025 meeting minutes with the noted addendum
- **Result:** Motion approved

## Violation Hearing

### **Overview of Alleged CC&R Violation**

Michelle File of CAP presented an overview of the violation hearing. CAP had received a report regarding an alleged dog attack involving two dogs residing next door to one another.

- One dog involved in the incident was **off leash**
- The other dog was **on leash**
- This was **not the first reported incident** involving these dogs

It was noted that the incident was allegedly reported to **Washington County Animal Control**; however, that report holds **no bearing on HOA enforcement**, which is governed solely by the Association's CC&R's.

CAP issued a violation letter to the homeowner at **10640 SW Summerlake Dr.** for having a **“nuisance dog”** as defined in the CC&R's.

### **Homeowner Statement**

Homeowner **Jim Smith** addressed the Board and shared his understanding of the incident.

### **Board Deliberation**

The Board temporarily adjourned to deliberate on the matter.

After discussion, the Board determined:

- The violation should be **upheld**
- The fine would remain in place based on the CC&R definition of a **“nuisance dog”**
- An **additional violation letter** would be issued to the other involved party, as the off-leash dog also constituted a nuisance under the CC&R's

CAP will be responsible for issuing the violation correspondence.

### **Adjournment**

The meeting was adjourned at **3:45 PM**.