



Board of Directors Meeting
February 17, 2021 7 pm
GoToMeeting Virtual Platform

Called to order at 19:00

- **Directors in Attendance:** (7): Eugene Winter, Anne Thomas, Rod Segraves, Marsha Binder, Scott Kingsford, Sharon Shutts, David Jesse
- **Absent:** (1) Jacob Anderson

- **4 Degrees Team-** Christina & Alexa

- **Items approved via Email –** Prior meeting minutes

- **Financial Review-**
 - **Meadowwood**
 - Operating \$116,342
 - Reserves \$58,316
 - Savings \$51,499
 - **Garden Ridge**
 - Operating \$40,747
 - Reserves \$31,457
 - Savings \$30,469
 - **Gray Hawk**
 - Operating \$21,809
 - Reserves \$11,357
 - Savings \$4,644
 - **Rocky Hill**
 - Operating \$67,643
 - Reserves \$20,111
 - Savings \$83

- **Financials-** Financials were reviewed by 4 Degrees, with no questions from Board. Owners have been paying on time and no new delinquency issues have risen. Management will send delinquency report to the Board for review. Management has

recently sent out 7 Intent to Liens, for homes with +\$500 balances in Meadowwood. No homes in GrayHawk, Rocky Hill or Garden Ridge needed to be addressed.

- **Executive Session-**
 - Anne made the motion to enter executive session, David seconded the motion. The motion passed unanimously.
 - **Executive session-** 7:13pm – 7:47 pm
- **Appointment of Director-** Anne made the motion to postpone the appointment of a new Director until April. Rod seconded the motion. Eugene, Marsha & Scott voted in favor, Sharon abstained.
- **Note -** Board moved the Avista Easement discussion ahead of the ARC conversation so the Avista representative would not need to stay for the entire meeting.
- **Avista Easement-** Dave Buya from Avista was on the call to explain an easement that was potentially needed between Blue Ridge Ave & Mica Peak Rd. Management had the easement, Plat Map & associated documents reviewed by Association attorney & determined that no additional documents were needed due to the language in Plat Map allowing for both wet & dry utility use. Avista has committed to notifying owners prior to work beginning, will maintain a clean environment & would look at covering the costs of the legal review by the Association attorney.
- **ARC Review –** Joe Frank with Greenstone stated that Rockwood Property Management would not process ARC Applications and the function will be turned over to the Board of Directors on or around 1 April 2021. The Board is not interested in making any changes at this time. This topic will continue to be discussed with Greenstone & the Board.
- **4 Degrees Process –** Alexa Munson, with 4 Degrees, introduced herself for those that did not previously know her. She is new the Department Head for the Association Management team as Monique Stark transitions into the Director of Operations role. Addressed communications with 4 Degrees staff, future communications should be exclusively through email. Emails will be responded to within 24 business hours, reports will be delivered within 72 business hours, when possible. Also discussed ideas for minimizing communications outside of Board Meetings.
 - Anne brought up the option of having a single point of contact, either President or Vice President to eliminate the number of emails that are being shared & causing confusion on tasks.
- **Pet Issues in Rocky Hill –** 4 Degrees requested to be allowed to send owners who commit pet/nuisance violations notices, in addition to having reporting owners call SCRAPS. This is to help decrease the number of owners who are letting their dogs off

leash & use the swale areas as a dog park. Management team will look at pricing for sign options to remind homeowners of the rules & to clean up after their pets. The Board will be exploring costs associated with installing a sign to inform owners of their need to keep their pets on a leash & clean up after them.

- **Fine Waiver Request** – Homeowner requested to waive garbage fine, as the tenant that lives there was unaware of the rules & left the can in view.
 - Eugene made the motion to waive the fine, it was seconded by David, and passed unanimously.
- **Open Discussion-**
 - **Homeowner Concern** – Wiring in GrayHawk hadn't been completed last fall, as previously scheduled.
 - **Board Response** – Management will check on this item with Clearwater to see what happened. Will send follow up to the Board when we find out the issue from Darrin.
 - **Sharon-** Snow removal in GrayHawk. Homeowners are clearing the roads; C&C is not.
 - **Board Response-** C&C has 12 hours to respond after the 2" trigger, before they will deploy their crews. Sharon should be reaching out to Management to advise of the performance & if the crew is not responding to the property.
 - **Homeowner Concern**– Reported light still broken at Boone & Molter
 - **Board Response-** 4 Degrees will follow up. Work order had been submitted & was closed by maintenance team. Will report back to Board on the status.

Meeting adjourned at 21:10