

The meeting was called to order at 7pm. A quorum was achieved with the following Directors present:

Scott Kingsford
Karen Pagliero

Marsha Binder
Rod Seagraves (via Zoom)

Tisha Goodman, Gil Pierce and Melissa Owens were present for Rockwood Property Management (RPM).

In addition to the Board Members, 4 members present in person and 5-6 Members via Zoom.

OLD BUSINESS

12/2021 Board Meeting Minutes were previously approved by unanimous consent of the Board, a decision that is hereby ratified by recording in these minutes.

Garden Ridge Road Issue (Sawgrass/Oakmont) – Previously discussed and Eugene and Gil will work together this spring on a resolution. At this point it looks like a concrete cross gutter can be installed to resolve the water issues.

Five Fingers Park Drainage Problem – this project was previously approved up to \$2k but logistical issues around the existing electrical boxes has further delayed its execution. Will work with landscaping contractor to get new bids and exact plans for Board review.

Gardens Monument Sign Refresh (Liberty Lake Dr & Settler) – Gil will research options to modernize the monument for consideration by the Board.

The following decisions were made by unanimous Board consent via email and are hereby ratified by recording in these minutes:

- Use of the existing fine schedule from the Bylaws in all enforcement matters.
- Approved RPM effort to exonerate Members that had misapplied assessments due to error by PCM.
- Approved GrayHawk payment schedule for money owned to MW.
- The variance requested for a work truck parking 23328 E Sharp will violate the CCR and is therefore denied.

In an effort to provide expeditious response to members if/when requested, Karen motions to assert the Board's authority to conduct business between meetings. The motion was seconded by Rod and unanimously approved by the Board. The Board will continue to follow the business model detailed in the section above and the motion outlined herein.

NEW BUSINESS

Financial Reporting System – Gil detailed the monthly reporting system provided by RPM and provided examples of the content.

Doggy Station Placement Review – Scott called for a volunteer Director to review the need and potential placement for dog stations. The developer doesn't typically install dog stations in parks during development until the community determines a need. Rod has agreed to investigate and report back to the Board.

RPM will follow up with Greenstone to see if a park name has already been decided and the possibility of the MWD community being involved in this process.

Pumphouse Park Equipment Review/Recommendations – Karen and Marsha have volunteered to take the lead on this project, which includes working with community volunteers and researching options for new equipment in the park. This will be an ongoing project as new information and ideas are brought forth to the Board for discussion.

Homeowner Forum – Upon a motion made by Marsha and seconded by Karen, the Board agreed to take questions from the members present as follows:

➤ Is the Board enforcing parking and ACC compliance?

Yes, as of 12/1/21 RPM is performing weekly compliance inspections and 48-hour follow up inspections for parking violations. Members are encouraged to report violations to contact@meadowwoodhoa.com.

➤ Why was there no video for Zoom attendees?

The camera wouldn't prop up enough to see anything but the table so video was disabled. We will work on that for the next meeting.

➤ What's the deadline for the GreyHawk payment?

Greyhawk will pay in full on or before July 5th.

➤ Can we let the members name the new park?

We love that idea. If that's a possibility, the Board will contact RPM to distribute a survey for member feedback.

With no other business rightfully brought before the Board, the meeting was adjourned at 7:47pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood PM