

The meeting was called to order at 7pm. A quorum was achieved with the following Directors present: Scott Kingsford, Marsha Binder, Karen Pagliaro, Eugene Winters and Rod Seagraves (via Zoom). Tisha Goodman, Gil Pierce and Melissa Owens were present for Rockwood Property Management (RPM). In addition to the Board Members, five Members present in person and one Member via Zoom.

Note: Karen Pagliaro stepped away for a portion of the meeting.

OLD BUSINESS

02/22/22 Board Meeting Minutes are adopted by unanimous consent.

(Motioned by Eugene and seconded by Marsha)

Pumphouse Park Playground Update Marsha shared a proposal from Intermountain Playground as a starting point to help drive further development of the plan. Discussion about community feedback was discussed. Once the Board has a few options, those can be sent out via email to the community for feedback.

Five Fingers Park Drainage Update Irrigation repairs done last fall seemed to be ineffective so Gil will collaborate with Clearwater Summit on landscaping improvements to resolve the standing water issue. This project will be combined with The Gardens entrance sign update and landscaping improvements. Proposals to be presented in the April Board meeting.

Ratification of Board Decisions made by Email prior to the meeting: Declined request submitted by ACCT# 106401200 for commercial vehicle variance. Note: After this request was declined, the members asked for a hearing that was facilitated on 3.16.2022. During that hearing, it was decided that the fine would be reversed and the Board will have further discussion about the parking variance requested and get back to the members.

NEW BUSINESS

Management Report Gil explained the management transition fee and additional billing related to onboarding, which totals \$5,189 (copy attached).

The landscaping service schedule is forthcoming shortly. Seasonal irrigation work will happen at the end of March into April.

Snow removal contract seems to be going well with little negative Owner feedback. Repair of damages caused by plows are in process, we expect completion by the end of March, weather dependent.

The monthly Financial Report presented by RPM is confidential and should not be shared beyond the Board and Management. Melissa/RPM will provide a confidentiality agreement for the Board's consideration.

CCR Committee Marsha made a motion and Eugene seconded the motion to terminate the CCR Committee with the caveat that the Board retains the option to further pursue the findings reached by the Committee. Rod voted in favor and Karen abstained.

Reserve Study Pursuant to the last study, the following reserve maintenance line items are scheduled for 2022-23. Main includes Site furnishings such as picnic tables, benches and garbage cans, Garden Ridge has nothing scheduled but cross gutter is scheduled for installation at the intersection of Sawgrass and Oakmont. Sealcoat is scheduled for Rocky Hill but it was completed last year.

Mask Mandate Lifted – Hybrid or In Person Meetings The Board unanimously approved a motion made by Eugene and seconded by Marsha to reinstate in-person meetings effective immediately. Directors will have the option to remote in but the Zoom format will not be offered at future meetings.

Homeowner Forum

Three members submitted similar variance requests for their commercial vehicles via email prior to the meeting. Two were present and they explained that while the vehicles in question have not been present at their properties, the need would soon arise and so they've requested a variance. The Board explained that further discussion about parking enforcement is already forthcoming; more information will be provided when available. In the meantime, RPM will stay further enforcement related to the variance requests submitted by account numbers 106401200, 106403920 and 106405160.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:07.

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