

The meeting was called to order at 7pm. A quorum was achieved with the following Directors present: Scott Kingsford, Marsha Binder, Karen Pagliero, Eugene Winters (via Call In) and Rod Segraves. Tisha Goodman, Gil Pierce and Melissa Owens were present for Rockwood Property Management (RPM). Approximately eight members were present in person.

OLD BUSINESS

**03/16/22 Board Meeting Minutes** are adopted by unanimous consent. (Motioned by Karen and seconded by Rod)

**Park Playground Update**

Pumphouse Park: Marsha and Scott met with John (play Creations) on March 31<sup>st</sup> regarding replacement of equipment that didn't pass inspection (no longer compliant) and recently received quotes in response. Marsha also had a phone conversation with Austin (Intermountain). This project is a reserve expense with Budget yet to be determined and subject to Board approval. Members will be asked to provide feedback once the Board has narrowed down the options. Gil recommends performing all updates/upgrades at once, purchase from the manufacturer, have equipment shipped onsite and installation managed by Steve Burgener.

Five Fingers Park: There has been discussion about adding a swing set. One company said the location doesn't allow for a swing set and another company provided a bid for a swing set. RPM is working on purchasing a new picnic table and bench.

RPM will ask the developer about the possibility of allowing the community to name the new park being added to Meadowwood HOA. This park is located on E Blue Ridge Avenue.

**Parking Variance Requests** In an effort to provide opportunity to park work-issued vehicles onsite while still adhering to the restrictions set forth in the CCRs, the following rules are hereby adopted by the Board (motioned by Rob and seconded by Marsha):

- no visible DOT stickers, company markings or logos
- no visible work materials
- must be parked in the driveway, cannot block sidewalk

*For further discussion: limitations on the number of vehicles and parking location.*

The members present expressed appreciation for the Board's efforts to resolve this matter.

*Eugene left the meeting.*

**Ratification of Board Decisions made by Email prior to the meeting:**

- RPM is authorized to waive one month's late penalty and/or one violation penalty as a one-time courtesy per owner without specific Board approval.

A Board of Directors Code of Ethics was presented to the Board after the last meeting but absent of unanimous written consent in the interim, its adoption was finalized by motion to approve as presented, seconded and approved by majority vote.

### NEW BUSINESS

**Management Report** As RPM works through the 2021 Audit with the CPA, there's further evidence that all necessary data was not turned over or otherwise provided by Ponderosa CM at transition. Despite these challenges, the final bank statement and transfer of remaining HOA fund have been reconciled. We have found a few more misapplied payments since the last meeting and we are working to identify the accounts those payments should be applied to. Grayhawk made their second payment early and they have two remaining payments.

### **Project Updates:**

**Garden Monument Refresh** Gil has been in contact with several vendors to discuss and compile a scope for repair and renovation. This project will be expensed to the main reserve fund with a budget yet to be determined. So far, the only pricing data received is a not-to-exceed price of \$4k. The Board will further review there reserve study to confirm an appropriate budget for this line item.

**Dog Stations** More updated to come as weather allows.

**Backflow Testing @ Rocky Hill Cottages** Notice was distributed to owners requesting that they turn on water in preparation for seasonal irrigation service. Backflow testing will follow in the coming weeks.

**Fence Maintenance** Members have been notified, with next reminder scheduled for distribution in 2 weeks. Project is targeted for completion by late June.

**Parking Violation Second Checks** The Board discussed the shared task of performing second inspections of parking violations (the week following RPM's contracted inspections). Tisha will draft a Google doc to track volunteer sign-up for this task. The goal is to perform the inspection at least 48 hours after the first and at least 48 hours before the next inspection.

### **Homeowner Forum**

*Can work vehicles be covered at night with blankets, tarps or a large vehicle cover rather than comply with the new rules?* No.

April 20, 2022 @ 7pm via In Person & Zoom

## **Board of Directors Meeting Minutes**

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*Question about fencing? Would the Board consider changing the wood fencing that borders homeowners and common areas to vinyl.* There has been discussion on this topic in the past, however, the concern of financing and timing of installation became issues that tabled this discussion.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:41pm.

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