

May 18, 2022 @ 7pm via In Person & Zoom

## **Board of Directors Meeting Minutes**



The meeting was called to order at 7:03pm

- Directors Present: Karen Pagliero, Marsha Binder and Eugene Winter.
- Directors Absent: Scott Kingsford and Rod Segraves
- HOA Management: Tisha Goodman, Gil Pierce and Melissa Owens of Rockwood Property Management.

The April 20, 2022 meeting minutes were reviewed and approved by the Board.

### **OLD BUSINESS**

- **Pumphouse Park Update:** Marsha met with Mountain Rock and Creative Edge to discuss a possible increase the footprint of Pumphouse Park. Estimated cost for the expansion is approx. \$9k. The Board will further review and discuss the prospect of the proposed improvements to Pumphouse Park.
- **Parking Variance Requests:** Per instruction from the Board RPM has contacted any HOA Member(s) requesting a variance based the Board's decision regarding that topic.
- Homeowners need to be compliant by 1 June 2022.
- **Project Updates:**
  - **Gardens Monument:** Gil reached out to two potential vendors but neither were able to do this work, which leaves the Board with one option: move forward with the not to exceed \$4k bid submitted by Wayne Powell Painting or postpone until next year with the hope more tradesmen are available. Considering these options, the Board approved a motion to move forward with the existing bid submitted by Wayne Powell Painting for not exceed \$4k
  - **Five Fingers Drainage Issue:** Clearwater updated previous bid (\$2000) given 2-3 years ago to \$5,689.41. Eugene suggested some drainage holes (French drains) be added. Gil will check with Clearwater but believes we can still accomplish this project at the bid price. Motion to approve, seconded and passed as presented by Clearwater. Gil will follow up with the Board if drainage holes cannot be added to the current scope of work and bid before proceeding.
  - **Common Area Fence Refresh:** Project well under way and homeowner repairs on schedule. A letter will go out to owners with the start and completion date and what to expect while Preple Painting is working.

## **NEW BUSINESS**

- **Management Report – RPM**
- **Refund from double payment:** Refund from Prebble painting for invoice getting paid twice by previous management company in 2021 will be code back to misc. income and will reflected on May financials.
- **Grayhawk Separation:** Tisha reports that Grayhawk submitted the Quit Claim Deed to transfer MeadowWood HOA common area to Grayhawk and our response was that we require payment for the attorney fees to review the documents prior to signing off on the documents. We're awaiting their response. Their 3<sup>rd</sup> payment for past due assessments is due in June. Thus far, they're on schedule.
- **Landscaping Services:** common area services are moving forward as expected and enforcement for landscape maintenance violations are in full swing.
- **Irrigation Repairs in Exchange for Dues – Tom Campbell:** In the past, the management company provided a credit to Tom's HOA assessment account as payment for his irrigation repairs. Moving forward, RPM will pay Tom by check upon submission of an invoice (like other vendors). The Board endorsed this change.

## **HOMEOWNER FORUM**

*Comment/Concern: People are parking in front of the gang mailbox, limiting access and impeding the right of way. What can we do?*

Members are encouraged to report this type of behavior to RPM for further inspection and/or communication with the owner(s) in question. The member asked if "No Parking" signs could be added and RPM shared that adding signs such as this have been a challenge in other communities because the signs would have to be posted in front of someone's home and the number of signs needed throughout the community would be a very large capital expense.

With no other business rightfully brought before the Board, the meeting was adjourned at 7:39pm.

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