

The meeting was called to order at 7:03pm.

- Directors Present: Scott Kingsford (via teleconference), Rod Seagraves, Karen Pagliero, Marsha Binder and Eugene Winter
- Directors Absent: none
- HOA Management: Tisha Goodman and Melissa Owens, Rockwood Property Management

The May 18, 2022 meeting minutes were adopted by the Board and have been posted to the website.

OLD BUSINESS

- **Marsha / Pumphouse Park:** Four total options were presented by two different companies; Scott prepared a comparison spreadsheet for the board's consideration but further investigation is required to make a decision. The Board voted unanimously not to exceed the following budgets for each step of the project: \$14k for expansion of the park and \$30k for equipment.
- **Projects Update:**
 - **Gardens Monument Refresh:** RPM is in the process of securing a water source. They have reached out to a neighbor. Once the water source is secured, the contractor is ready to begin the work.
 - Question: Can we ask the contractor to provide the paint color(s) they will be using on the monument? If so, please forward that information to the Directors.
 - **Five Fingers Drainage Issue:** The Board approved the bid from Clearwater. They are waiting on seasonal staff to arrive at the end of June. This is expected to proceed as soon as they're staffed to do so. RPM described the scope and purpose of the project to the Board and members present.
 - **Common Area Fence:** This project has been postponed to June 27 and is expected to be completed by July 8th due to inclement weather.
 - **Dog Station Addition:** Tabled pending pricing and budget consultation from RPM.
 - **Bench & Picnic Table for Five Fingers Park:** Pending additional info from Gil.
 - **Backflow testing:** This was completed. It was suggested that this item should be discussed during the 2023 budget process to determine if this will remain an expense that is paid through the Rocky Hill (townhome and cottages) HOA or if it should be transitioned to the individual homeowners.
 - **Compliance Inspection Schedule:** Currently, inspections are done per direction of the Board. Moving forward, if the Board wants to amend the schedule. RPM requested that the specific date changes be provided by Scott with advance notice.

NEW BUSINESS

- **Management Report:** Financial packets have been sent to the Board and questions are always welcome. The third Grayhawk payment was received on time and the fourth and final payment is due July 5th. GrayHawk HOA President (Mike Wacker) has been in touch with RPM to coordinate a time to meet regarding the Grayhawk common area transfer.
- **Common Area Fence Refresh:** Fencing repairs are underway, see note above regarding timing. Members have been notified of their obligation to repair/maintain and are preparing to do so.
- **BoD Meeting Frequency:** The Board unanimously agreed to cancel meetings scheduled for July and December of this year. Prior to the end of the year a 2023 meeting scheduled will be finalized.
- **Contract Management:** Scott shared that bagging (of grass) was being missed, however, when the mistake was brought to RPM's attention, they contacted the landscaper to point out the mistake. This should be corrected going forward.

HOMEOWNER FORUM

Member Comment/Question: *Requested a landscape fertilizing schedule for private areas.* RPM will request a schedule for fertilizing and other special services from the landscaper and send that information to the Garden Ridge members.

Member Comment/Question: *I see violations all the time, how frequently are compliance inspections being done?* RPM is contracted to inspect once per week, the date and time is random and revolving. Within 48hrs, second checks are completed and violation notices are sent.

Member Comment/Question: *The irrigation in the swale in front of a home (in the Rocky Hill Cottages) wasn't maintained last year. This year, the weeds have been sprayed but it doesn't appear anything more has been completed. I'm concerned about the irrigation as it was not working last year. Please remove the weeds and reseed or maintain to original condition.* RPM is working with the landscape contractor to ensure this area is maintained. We will be sure Gil is aware of the concern related to the irrigation system.

Member Comment/Question: *Where is the pocket park going in at Rocky Hill?* It will be located in the final phase of Rocky Hill that is currently under construction.

Member Comment/Question: *How do I enroll in AutoPay?* Detailed instructions are available on the website or members may call RPM to ask for help.

Director Marsha responded to a member question (submitted prior to the meeting) that the Board has collected a proposal just shy of \$15k for the installation of a swing set at Five Fingers Park.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:31pm.

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