

RCC HOA Executive Board Meeting Minutes

Video/Audio Zoom Conference Meeting

- I. Call to Order by President Dave Preller at 3:12 pm. Present: Nadine Sands, Gretchen Trebnick, Ron Urhammer. Karen Mackesey joined the meeting at approximately 3:30 pm. A quorum was established.
- II. SEAL COATING:
 - The current bid of \$24,349.08 covers only the two(2) areas of RCC lanes and driveways not under going asphalt replacement.
- III. ASPHALT REPAIR:
 - ASC BID: PHASE I - 2020 - \$260,374 (46 driveways). PHASE II - 2021: \$254,875 (36 driveways). PHASE III - 20?? \$296,912 (30 driveways). The last Phase, although it has a the fewest number of driveways is the most expensive due to overall square footage and anticipated increases in cost.
 - FPI - Ron Burch BID: PHASE I - \$232,640. Gretchen is following up with Ron and will arrange a walk around with exec board members. Anticipate a formal bid from Ron to follow.
 - LEGAL LANGUAGE CHANGES TO BY-LAWS: current invoice is: \$2,042.50. Dave will call Bob Stabel and request estimate cost for remaining work and ask attorneys to add the following:
 - SUB-LEASE CLAUSE: a homeowner may submit to the Executive Board for review and approval, a written request to sub-lease their unit, following the parameters outlined below:
 1. Homeowner must submit a Unit Sub-Lease Request to the Executive Board for review and approval.
 2. Request must include Start and End dates of sub-lease.
 3. Additional Sub-Lease Requests - Renewal Clause: unit homeowner must return and reside in unit for a minimum of one year or length of the sub-lease, whichever is longer, before requesting another sub-lease.
 4. No more than 5% of total units or 6 Units may be sub-leased at one time.
- IV. PLANT QUOTE: current budget amount for Trees & Shrubs is \$18,000. Tree project is estimated at \$6000, plant quote is higher at \$10,862.46. Ron and Karen will get an update from Lisa at Meadowlark. We are waiting for quotes from WR and Abrahamson.

Friday, March 27, 2020

- V. MULCH PROJECT: Lisa at Meadowlark submitted 2 options: Red Cedar Mulch: \$8950 and Hardwood Mulch: \$7100 (additional charges may be included with this option). Lisa will only order mulch by pallet, which arrives in better shape than bagged mulch. Ron & Karen will follow up on this project with Lisa at Meadowlark, as well.
- VI. GUTTER CLEANING: Nadine has several calls out to potential vendors, will report with more information at April meeting.
- VII. FIRE PIT POLICY: after numerous sources of information have been presented to us, Karen will complete the final draft of our Fire Pit Policy by the April meeting. Policy to include: **By definition a fire pit is a pit dug in the ground with the purpose of burning flammable materials. Fire pits are strictly prohibited in RCC HOA. Our outdoor fire accessory policy allows propane grills, propane fire tables or towers, and propane heaters. Accessories must be operated at least 8 feet from all building structures. At no time is burning of any other flammable material allowed.**
- VIII. Meeting adjourned at 4:21 pm.

Respectfully submitted,

Dave Preller, President