

Red Cedar Canyon Townhouse Association (RCCTA) Minutes
Monday May 20, 2019
County Market Community Room

I. Preliminary matters

- A. In attendance: Kerry Reis (President), Bob Staebell (Vice President), John Maas (Member at large), Gretchen Trebnick (Secretary), Nicole Battles (Cities Management), Audrey Ichel, Keri Kennedy, Cheryl Coats, Doug Lamb, Vern Nagel, Barb Starr, Margaret Staebell, Judy Franck, Patty Solem
- B. Meeting notice sent to board members prior to the meeting, agenda adopted at the meeting. Minutes from April 22, 2019 approved prior to the meeting via email. Financial report attached to the minutes.

II. Agenda items

- A. Financial update: Nicole Battles reviewed budget YTD, the projected budget with approved projects and reserves. We currently have few collections using Cities policies. The association is still in need of a Treasurer to perform oversight of our financials.
- B. Old business:
 - 1. Caulking project: Squeegee Squad is finishing caulking and cleanup. Nicole will pay the invoice after final inspection.
 - 2. Flagpole standard: The A & L committee is working on standards including only American flags being flown. The homeowner at 37 DWC is currently waiting for these standards to be developed before approval. Nicole will notify them. We may need a legal opinion after the committee makes its final recommendation.
 - 3. Roof inspections: Pechacek has inspected the leaky roofs in the HOA and presented a summary. He recommended 2 potential fixes. A motion was made and unanimously approved to have Pechacek quote on option 2, which was to install ice and water barrier up 9' from the eaves and 20' from the valley on both sides as was done on the re-roofed homes. This should be consistent with current building codes. The motion also requested that Brian P. be present for the quote presentation.
 - 4. Asphalt repair project: Quality sealcoating will do the work when the weather warms up and John Maas will overview this. A motion was made and passed 3-1 that states that any homeowner ignoring asphalt treatment signs, tapes, or cones by driving on the lanes prior to the vendor removing them will be fined \$300.
 - 5. Irrigation:
 - 1. Association member Judy Franck presented her complaints at how the lawn on the hill at 47 DWC has been attended to over the years, including the need to add irrigation to the hillside as approved by the board in 2018.
 - 2. The board clarified that a delay in installation this spring was to allow for time to evaluate the merits of moving forward with a traditional pump or a new "smart"

irrigation pump. A motion was made and approved unanimously to authorize the upgrade of station C, including WIFI, with the Hunter Hydrowise system for a total of \$3350. We have paid \$1000 of this total previously. Gretchen will contact Aaron of Natures Touch to move this along.

3. We will evaluate the use of smart technology with this station to see if we can reduce our water consumption. The next step will then be to get bids on the remaining 3 stations from Natures Touch and other vendors.
4. Judy is instructed to submit an application for architectural modification if she desires additional irrigation to her front lawn beyond what has been paid for by the association.

6. Painting of garage doors: The remaining 1/3 of the association will be painted when the weather is warmer. Exterior painting is clearly spelled out in the association covenants as the responsibility of the homeowner. This project is only being done to catch-up with a serviced provided to 2/3 of the homes in prior years. Going forward, all exterior painting is the responsibility of homeowners. This project will be managed by Cities Management.

7. Gutter cleaning: A motion was made and approved unanimously to award the contract to Stay Glassy, our previous vendor, to clean the gutters in late October for \$1200. It was recorded in the minutes from April that we have Pechacek also check the overall condition of gutters, including the downspout opening size to prevent clogging of debris. Action: Nicole Battles will coordinate this.

8. Private fire hydrants: We currently have 13 hydrants that are private and we are assessed \$120/hydrant/quarter by the City of Hudson. It appears that there is little the association can do to mitigate this charge. Paul Larson did research regarding this and his report will be on the Cities management website. Thank you Paul for your great work!

9. Soffit repairs: No bids have been received.

C. New business:

1. Architecture and Landscape: Bob S. Presented the board with detailed summaries that the committee compiled with shrubs to be removed and replaced. These will be quoted out by Nicole with Willow River. We realize the importance of this to homeowners and are trying to expedite this process with the understanding by all that it is a busy season. The board and the committee are meeting again to go into more detail with their report. Trees will be addressed in the fall. The budget for 2019 for trees and shrubs is \$13,015.24. It is unlikely that all maintenance items identified by the committee and homeowners can be completed with this budget. The A&L committee is doing an outstanding job. Thank you!

2. Willow River and lawn care: This is their first-year mowing for us and if homeowners have any specific concerns, these need to be reported Cities. Homeowners need to be patient in expectations for lawncare provided by the association.

3. Modification requests: Request at 37 DWC. The homeowners have changed the location for the requested flagpole previously approved, negating the prior approval. A motion

was made and approved unanimously that this request is not approved at this time, but is contingent upon future recommendations by the A & L committee to establish consistent standards for flag displays in the association.

4. Cheryl Coots is retiring from the landscape committee after many years of service to the association and we'd like to thank her for her outstanding commitment!!
5. Address Signs: A homeowner volunteered to review this but is currently unable to do so. This will be on the agenda for next month to advance completion in 2019.

III. Future agenda items:

1. Budget prep
2. Annual meeting preparation
3. Snow removal staging winter
4. Asphalt replacement project
5. Mulch
6. Reserve fund study
7. Policies in place with homeowners/POA
8. Rental policy amendments to declarations

IV. Adjourn at 4:15 pm. Next meeting June 24th at 2:00pm County Market Community Room

Respectfully submitted, Gretchen Trebnick, Secretary