

Red Cedar Canyon Townhome Association
Board Meeting: RE: Monthly Meeting
Tuesday, March 19, 2024, 6:30 pm
Zoom Teleconference

The monthly meeting minutes are subject to review/approval by the board of directors (BOD) at the next meeting.

There was no Executive business prior to the BOD meeting.

The Monthly BOD meeting of the RCC Townhouse Association (RCCTA) was held via Zoom. Dave Preller (DP) called the meeting to order at 6:32 pm. Board members present: Karen Cullum (KC,) and Karen Mackesey (KM.) Property Manager, Matt Fee (MJF,) was present. No homeowners were in attendance.

1. Approval of Meeting Minutes

KM motioned/KC seconded to approve the February 22, 2024, meeting minutes. Motion passed.

2. Agenda Approval

KM motioned/KC seconded to approve the March agenda as submitted. Motion passed. (Agenda attached.)

3. President’s Report

DP inquired on the retaining wall plan. MJF said after the cold snap the handyman will be evaluating the power washing of the blocks to see if it makes a color difference.

The BOD agreed to write a ‘pest control’ policy to clarify responsibility of pest removal and responsibility and actions required to implement more permanent methods preventing future intrusions. A policy will be written and presented to the BOD to discuss.

MJF will contact a handyman to submit a bid to bolster specific areas of the townhome’s external soffit/overhang/interior soffit structure where rodents penetrate the interior of the roof. It will not include the entire area; it will be only be areas where rodents gain entrance. Repair would involve a two-person team.

4. Treasurer’s Report

KM presented the financial report.

	February 2024 Financials Reported Out on:		January 2024 Financials Reported Out on:	
	March 19, 2024		February 22, 2024	
Checking Account:	\$	18,190	\$	18,854
Savings Account:	\$	14,103	\$	13,085
Reserve Fund (net)	\$	599,658	\$	586,174

The previous month was uneventful regarding expenses; all were predictable and managed. With limited snow fall this winter, the HOA has avoided, thus far, additional expenditures for salting, sanding and snow pushbacks.

KM noted the RF continues to accumulate interest earned each month. The HOA monthly dues contribute \$11,386 each month and the interest earned on the CDs provide an estimated \$1,800 to \$2,000 each month. This power of interest gained each month has been beneficial for the HOA. **KM motioned/KC seconded to approve the Treasurer’s Report as presented. Motion passed.**

Red Cedar Canyon Townhome Association
Board Meeting: RE: Monthly Meeting
Tuesday, March 19, 2024, 6:30 pm
Zoom Teleconference

5. Manager's Report

MJF brought forth issues received during the last month. The BOD agreed to have MJF seek out proposals for dryer vent cleaning as well as gutter cleaning. The services would tentatively be for April or May.

There was one homeowner account in arrears. Contact was made and the issue was resolved.

6. Old Business

KM received a proposal from FPI Asphaltting for Phase III of the project (those areas which have not received new paving and aprons.) It will be forwarded to all BOD members. KM and FPI walked the existing lanes and drives to review the scope. FPI stated he saw no trip hazards, no areas needing immediate attention and garage aprons appeared good. He did prioritize the remaining areas into two different projects if the BOD chose to proceed with the project in two phases. The total project is estimated at \$340K. At a future BOD meeting, it will be discussed more in-depth.

7. New Business

MJF will request a mulch bid from Meadowlark Landscaping.

8. Homeowner Input

No homeowner input.

The BOD is tentatively planning to meet in-person for the April Meeting with a late afternoon/early evening time to accommodate traveling and work schedules of BOD members. Once the exact date, time and location are decided, it will be posted on the website. **KM motioned/KC seconded to adjourn the meeting at 7:06 pm. Motion passed.**

Respectively submitted,

Karen M. Mackesey
Red Cedar Canyon Townhouse Association, Treasurer

Red Cedar Canyon Townhome Association
Board Meeting: RE: Monthly Meeting
Tuesday, March 19, 2024, 6:30 pm
Zoom Teleconference

RCCTA EXECUTIVE BOARD MEETING AGENDA

Type of Meeting: Regular, Monthly Board
Meeting Date: March 19, 2024
Location: Zoom
Call to Order: 6:30 pm

Executive Session of Board: 6:30 – 6:40 pm (closed to guests)

- 1.0 Call to Order – 6:40 pm
- 2.0 Roll Call
- 3.0 Approval of Previous Meeting Minutes
- 4.0 Approval of Meeting Agenda
- 5.0 Reports
 - 5.1 President’s Report
 - 1. Retaining Walls, plan moving forward
 - 2. Pest Control Policy, option A or B
 - 3.
 - 5.2 Treasurer’s Report
 - 1. Financial Report Out
 - 2.
 - 5.3 Manager’s Report
 - 1. Updates
 - 2.
- 6.0 Old Business
 - 6.1. Phase 3 Asphalt Project
 - 6.2
- 7.0 New Business
 - 7.1.
- 8.0 Homeowner Input/Open Forum
- 9.0 Next Meeting Date and Time – April 18 or April 22, 2024 (in-person)
- 10.0 Adjournment

Important Dates to Remember: