

Red Cedar Canyon Townhouse Association
Board Meeting: RE: Monthly Meeting
Monday, February 15, 2021, 2 pm
Teleconference - Zoom

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

The Monthly BOD meeting of the RCC Townhouse Association (RCCTA) was held via Zoom teleconference due to COVID restrictions. President Dave Preller (DP) called the meeting to order at 2:04 pm. Board members present: Nadine Sands (NS,) Vice President; Ronald Urhammer (RU,) Treasurer; Gretchen Trebnick (GT,) Member-at-Large; Karen Mackesey (KM,) Secretary. The property manager, Matt Fee (MJF,) was also present. There were no requests for any homeowners to attend the meeting.

1. Approval of Meeting Minutes

KM motioned; NS seconded to approve the January 18, 2021, minutes. Motion carried unanimously.

2. Agenda Approval

KM motioned; RU seconded to approve the February agenda as submitted. Motion carried.

3. President's Report

DP reported that CR Land Maintenance (snow plowing) has continued to manage the snow falls and snow dustings during the last month without major issues. During the fall, the BOD, MJF and CR will **determine where snow 'pushbacks'** can be/will be utilized.

The BOD agreed to have the **'position statement' on HOA/common exterior property** reviewed by an outside attorney. It delineates the HOA versus homeowner responsibility of maintenance and caretaking. KM motioned; GT seconded to accept the BOD position statement as written on common property as to where HOA property responsibilities lie. BOD discussed the purpose and history of the need for examination and need for such a statement. GT motioned to amend original motion by having an outside legal counsel review the statement prior to the BODs publication. KM seconded amended motion. Motion unanimously passed.

4. Treasurer's Report

RU provided the financial review for the **January financials**. The following balances were noted:

Checking Account:	\$ 64,602
Savings Account:	\$ 141,755 (money market)
Reserve Fund:	\$319,560

RU noted the reserve fund decreased roughly \$103K as a CD matured and was transferred to the savings account. The checking account balance will be reduced to an acceptable level: approximately \$25K. The overage will be transferred to the saving account.

After researching current CD rates, best return he could find was 1.05 percent and requires a 3-year commitment. The BOD discussed options, future of the economy, commitment length versus

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return. All were in favor of leaving the money in the savings account for the present. A small amount of interest is being earned, but no one was willing to commit the funds for three years at such as low interest.

KM motioned; GT seconded to accept the Treasurer's report as presented. Motion passed.

5. Manager's Report

MJF reported that he and CR (Corey Rhodes, CR Yard Maintenance) met with the City of Hudson to review where the city did not want snow piled. The city stated RCCTA was doing a good job in abiding by the parameters.

Sav-a-Tree is tentatively set to begin pruning specified trees during the first week in March. They will notify us in advance.

Two units were reviewed by MJF and the handyman regarding water leaks. The minor leaks will be handled this spring during warmer weather. Further, there was a report of a dying tree and the owner was worried about potential damage. Sav-a-Tree reviewed the tree and stated a few limbs only need to be removed and they will resolve this in March.

The 'gutter project' is being reviewed by professional gutter/downspout contractors. Thus far, Precision stated they would leave it as is, as if we moved it, we would only be relocating the problem. Another vendor verbally presented an extensive project relocating numerous drain areas costing an exorbitant amount and the last vendor set a walk around during the future after the snow melted. Vendors will continue to be solicited for ideas and potential enhancements.

6. Old Business

Reiterating from last meeting, the **Rental Language and Officer Language vote** will occur during the Annual 2021 HOA Meeting. Homeowners will be notified of the vote and will be provided information so they can make an educated election.

Mulch alternatives will be discussed at the March monthly meeting. Stan Payne, homeowner, provided the BOD and MJF a vast amount of information and insight to mulch variances, costs, value, etc. MJF distributed the information to CR so he can be responsive to our needs and provide feedback to the BOD.

Lastly, GT verified if all BOD members and MJF received the independent 2019 Financial audit from 2020 when RCCTA was transitioning from Cities Management to MJF and Associates. During the meeting, NS forwarded the information to all attending. No outstanding issues were reported.

7. New Business

There was no new business.

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The next monthly HOA meeting will be March 15, 2021, 2 pm; it will be a Zoom teleconference. If owners would like to participate, MJF can be contacted for information. RU motioned; NS seconded to adjourn the meeting. Motion passed. Meeting adjourned at 3:36 pm.

Respectively submitted,

Karen M. Mackesey
Red Cedar Canyon Townhouse Association, Secretary