

Red Cedar Canyon Townhouse Association
Board Meeting: RE: Monthly Meeting
Monday, April 19, 2021, 1:30 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 1:29 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. No homeowners requested to attend the meeting.

1. Approval of Meeting Minutes

KM motioned; NS seconded to approve the March 15, 2021, minutes. Motion carried unanimously.

2. Agenda Approval

RU motioned; NS seconded to approve the April agenda as submitted with no additions. Motion carried.

3. President's Report

The BOD continues to work with the HOA members stressing a neighborhood feel and treating neighbors with respect, courtesy and professionalism. When dealing with individual homeowner's requests, it is the BOD's responsibility to do so keeping in mind the overall Association requirements, goals, policies and rules.

It was brought to the BOD attention a homeowner requested a non-RCCTA neighbor along the property line to remove certain vegetation from their property. The BOD, however, was unanimous in agreement this was not within their jurisdiction or authority.

Another homeowner requested to remove a large, compromised tree; Sav-a-Tree was commissioned to investigate the tree and the BOD will inspect it during the Spring Walk Around.

4. Treasurer's Report

March's financial numbers were reported by RU. MJF and RU reiterated that once our finances settle and level off, as the report out method is different from Cities Management, we will begin transferring a specific amount of money the designated account which is then automatically transferred to the Reserve Account. Currently, it is being done manually (with a call to the financial institution.) Late homeowner dues were minimal. The following balances were noted for this month:

Checking Account:	\$ 19,829
Savings Account:	\$ 30,041
Reserve Fund:	\$ 499,329*
(*money markets, etc.)	

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

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5. Manager's Report

There have been numerous inquiries on mulch, grass, overall cleanup, etc. The landscape contractor (CR) will tentatively start the fourth week in April with **fertilizer**, weather dependent, as the soil needs to warm up. Typically, the application occurs in May, but warm weather began earlier this year.

Nature's Touch (NT) Irrigation said it will be a couple more weeks for system start up.

MJF reported during the Spring Walk Around, we need to conclude a final decision on one homeowner's request for assistance with a small erosion issue. The BOD agreed and will visit the area.

MJF finally received communication from our Account Manager for **Advanced Disposal/Waste Management**; the bill received on March 31, 2021, and paid on April 9, 2021, and has been paid through June 1, 2021. MJF stated it is extremely difficult to communicate with knowledgeable representatives at the disposal company. However, Mike Prevalen, the Account Manager, stated the \$4900 we paid is per quarter and it will be consistent for the remainder of the quarters.

The BOD expressed dissatisfaction with the disposal company's practices and it's billing, but the service has been contracted through the City of Hudson. When comparing our bill, however, with another one of MJF's accounts, RCCTA is in line, if not better, than other surrounding Associations.

DP interjected a short note to the homeowners will be authored discussing garbage matters, mulch issues and the spring cleanup. BOD agreed it was necessary and will provide information to alleviate concerns and questions.

6. Old Business

The BOD reviewed **mulch options** from the landscape vendor's proposal. Discussion on type, schedule of rotation, options, problem areas, etc. at great length were again discussed. All agreed, mulch received from Willow River in the past is not acceptable as the quality was not consistent, as noted by the large chunks of wood we consistently received.

CR's bid, dependent upon our choice of service, was a minimum of \$15,254 for one-third of the units. RU will contact another vendor, one we considered in the past, for an estimate.

In the next few days, the BOD will once again, quickly meet to discuss mulch color. It was agreed the mulch must be double-shredded and it must be available in smaller quantities for homeowners to purchase for 'topping off/refreshening' their mulch during the 'off-rotation-years.' Once a decision has been made, the RCCTA Mulch Policy will reflect the new requirement.

During the upcoming Fall Annual Meeting, language changes of rental and officer requirements, will be voted upon. This item will be continued to be mentioned as a reminder to members of their right to vote on the proposed changes.

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7. New Business

The **Spring Walk Around** will be May 4, 2021, at 8 am. The BOD and MJF will walk the neighborhood focusing on roofs, two-story brick columns, shrubs, general damage, lawn issues, specific requests, etc.

Lunning Concrete must be contacted to firm up his proposal and future start date for repair of the **two-story column** work.

According to the Maintenance Rotation Schedule, **garage painting is not on the agenda** for this year. If owners wish to touch up their own doors, it can be purchased at Sherwin Williams. RCC has an account at Sherwin Williams which should allow owners to purchase the 'Duration' paint at a discount. The color is 'Sandbar.' The handyman RCCTA uses can be contacted if owners would rather have him paint it (at homeowner cost.) An email to MJF can give residents more information.

Abrahamson's has been contacted to perform a 'walk around' at the end of May to determine the **dead shrub status**. By the end of May, it will be obvious which plants survived and which areas need help. They will be suggesting the replacement shrub based on location, soil, sun, etc.

The **May 17, 2021, monthly HOA meeting will be at 2 pm**; it is undetermined whether it will be a Zoom teleconference or a TBD in-person meeting location. If owners would like to participate, MJF can be contacted for information. **KM motioned; GT seconded to adjourn the meeting. Motion passed. Meeting adjourned at 3:28 pm.**

Respectively submitted,

Karen M. Mackesey
Red Cedar Canyon Townhouse Association, Secretary