



May 5, 2014
Meeting Minutes
Semi-Annual Meeting

4 proxies were received

Members in attendance:

Bob & Carol Gummow	Max & Rosemary Kelly	Harold Kiel
George & Jeanie Clemons	Alma Lawson	Steve Casey
Jenny Tibesar	Cindy Little	William Miles
Tina & Pete Chichester	Henry & Jeanne Netzer	Tom Bassler
Michael Zagar	Rob & Lisa Wheeler	Holly Pugs
Jim & Rhonda Lechner	Jon & Nancy Clements	Keith Bence
Shirley & Charles Mooring	Gary & Mary Isaacson	Ed & Janet Russell
Mike & Jill Kincaid	Jim & Laurie Troemel	Ken Walker
Britt Madison	Rick & Randy Vanklaner	S Galdi

The meeting was called to order by President, George Clemons at 5:36 PM.

President George Clemons read the agenda for the meeting.

Jeanie Clemons, Secretary, spoke about the election of the new board members on January 13th and announced Elizabeth Morey has resigned and Jeanie Clemons also announced her resignation. George Peterson sent in his application to be appointed as a new board member, but was not in attendance.

George Clemons stated he will stay on as a board member until September and discussed the possibility of the HOA being turned over to a private management company. A board will still need to be in place.

Bob Gummow addressed the HOA members present with a report of all his research and meeting with the Sheriff's office regarding a neighborhood watch. Bob stated he is a retired police officer and is working to corroborate a watch program for Rocking R with the Sheriff's Department. Bob recruited some members that are committed to being block captains for residents to report suspicious circumstances to. Bob listed the streets/areas still needing volunteers to be captains. Bob mentioned some of the ways all HOA members can contribute, one, simply by getting to know your neighbors.

Rhonda Lechner reported on dog waste. She reminded the members, that dog waste in Rocking R's common areas and in front of members' homes, is not only unsightly, but it is the "law", to pick up. Signs have been posted on fences around the common areas to remind dog owners. Rhonda also reported that Bill, our landscaper, is the one that ends up doing the dog waste cleanup. It was brought up by a member to have dog waste stations that would have bags and a disposal receptacle. George Clemons stated he checked into the costs of each one, which would be \$499.00. Rhonda demonstrated the ease of carrying a bag or bags and picking up only requires a few simple steps. Remind others you might see walking and not picking up,

by offering them a bag in a friendly manner. If you do not own a pet and are just walkers, you could help by carrying bags to offer to others you might pass that are not picking up. Mike Kincaid reported on the new proposed by-laws for review purposes only and the simplicity of making them simpler for residents to understand and that they were written by consulting By-Laws from other HOAs and through input of the Board. Luke Galdi then injected that we would need to hire an attorney to review them. There was some discussion regarding that comment. Mike informed the present members that the CCR's, Articles of Incorporation and By-Laws are available by accessing the Rocking R web site. Mike also brought to the attention we need to adopt a by-law to address the few HOA members that have not paid their annual dues, in order to obtain a lien against their property.

Tom Bassler mentioned original by-laws need 25% of the membership votes, either at meetings or by proxy. Mike agreed, pointing out that is part of the issue, as the last by-laws were not adopted in accordance with that procedure, hence are not legal.

Mike ended his presentation by complimenting the Board on all that has been accomplished since they took over in January, encouraging all neighbors to work to improving the HOA, rather than harping on past issues.

George Clemons stated there was nothing in writing transferring ownership from Ron and Shelley Rosenberger to the HOA. George spent time with Shelley Rosenberger regarding this matter and we now have a written document of ownership. We are an entity.

Jeanie and George Clemons met with a profession HOA manager and gave a brief report of an outside agency managing Rocking R, and the jurisdiction that it would cover for a given fee. Rocking R would still require a board. The annual fee per home would be \$38.00 per year to cover collection of dues, paying bills, and they would receive all complaints from members. \$45.00 per hour would be charged for any necessary duties other than those mentioned.

George reminded everyone to KNOW YOUR CCR'S and what is required by each property owner. Jeanie Clemons stated that the Secretary and Treasurer can NOT be the same person. Jim Lechner told the members in attendance, that George is acting on his own at the present time. Red Cozzetto is currently in the hospital, but is still a board member. We need one more volunteer for George to appoint as an acting member. Bill Miles, our landscaper volunteered, but also mentioned he did not want it to be a conflict since he is paid by the HOA to do the landscaping.

Britt Madison volunteered to help George as a stand in board advisor. He reported briefly on his background which included being President of an HOA for 4 years. He is currently employed by Stimson Lumber.

George Clemons stated that he was appointing Britt Madison as a member of the Board, he requested a show of hands confirming that appointment, the vote was unanimous.

The meeting was adjourned at 7:05 PM

George Clemons, President