

Rocking R HOA

July 14, 2014
Board Meeting

The Board Meeting was called to order at 5:08 PM.

The Directors in attendance were: Kellie Palm, Britt Madison, Sherri Galdi and Gary Isaacson.

The Board once again discussed the "Common Area" boundaries. A decision was made that only the following boundaries are to be included in the "Common Areas: Five (5) water features, the bench area near the corner of Buckles Rd and Rocking R Road, as well as the turf, walking path, swale and trees along the perimeter fencing encompassing Wyoming Ave (from Rocking R Rd to Maple Ave), Maple Ave (from Wyoming Ave to Buckles Rd) and Buckles Rd (from Maple Ave to Rocking R Rd).

The Board agreed that the Cattle Drive Walking Trail is NOT part of the "Common Area" and IS the homeowner's responsibility to maintain the asphalt in accordance with reference points 1.17 and 1.23 of the CC&Rs.

We addressed the current Maintenance Contract and found many items and responsibilities to be non-specific. The Board agreed to rewrite and modify a new 2015 contract prior to sending out a "Request for Bid." The Board will award a bid based on specific services and responsibilities of the contract, and not necessarily the lowest bid.

The Board received a bid from Grace Tree Service to remove and grind three (3) Aspen Trees, one each on Wyoming Ave, Maple Avenue and Buckles Rd. We will also seek a bid from KoKanee Landscape and Construction. Action: Britt

The Board needs to obtain a "Certificate of Insurance" from Advanced Sprinkler Systems and Ultra Lawn Maintenance Service.

The Board set in motion by Kellie and seconded by Britt to remove the "clean up after your dog signs." There are four (4) signs to be removed. Action: Gary

The Board decided that sealing of the asphalt in the Common Areas could wait until Spring/Summer 2015. We agreed to table this item until we start to develop a budget for 2015.

The Board is currently entertaining bids to contract with a Management Company to assist in carrying out certain responsibilities of our HOA. More bids are forthcoming. Action: Sherri

Compliance letters, dated June 2013, are being reviewed to determine if homeowners have corrected their issue(s). Also, we will update our compliance letters to include any new complaints. Action: Gary and Kellie

The Board is currently investigating costs and locations to provide secured mailboxes within Rocking R. Action: Britt, Gary, and Kellie

The Board will schedule a time and place for the September 9, 2014 annual meeting. Action: Sherri

The next Board Meeting will be held at the home of Britt and Carla Madison on July 29, 2014 at 5:30 PM.

Respectfully submitted by,

Gary Wayne Isaacson
Secretary Rocking R HOA