

Rocking R Board of Directors Meeting

Minutes

September 22, 2014 6:00pm

Call meeting to order at 6:03pm by Britt Madison

Board Members in attendance: Britt Madison, Kellie Palm, William (Bill) Miles, George Peterson and Derek Jones. Heather Barajas, HOA Administration in attendance as well.

1. Election of Officers-Britt Madison gave the background of the previous Board positions. All Board members will be on the checking account. Bill will not sign checks as he is currently a vendor.

- **President**-Kellie nominated Britt Madison, Derek 2nd, Britt accepted the nomination
- **VP**-George Peterson volunteered for the position
- **Secretary**-Heather Barajas/ William (Bill) Miles -Heather will attend Board meetings and take minutes
- **Treasurer**-Kellie Palm volunteered
- **At Large**-Derek Jones volunteered

2. Post Office Box – Gary Isaacson’s name was on the post office box previously. HOA Administration will be on the post office box

3. Bank Card – Signature Card-Heather will take care of getting a new signature card drawn up

4. Open E-mails and go over with Board.

Tom Bassler-Britt suggested forming a committee to get some bids for the cost of sealing the sidewalks, George has been approached to get a bid from the company that is sealing the streets on Cattle Drive. Have received a bid for per lineal foot. Discussion. Britt has a bid from Quality Maintenance for sealing 3165.00 all of the association Contract signed for 2015 work to be done. Kellie will contact Quality Maintenance to discuss the signed document. Discussion regarding cancelling the (Heather check files for the signed document.) Kellie will get the cost per lineal feet and let George and Bill.

CC&R Changes-Discussion regarding changing the CC&R’s so that the vacant lots can be assessed for the annual assessments. Suggested that the necessary changes be done all at once. Britt suggest someone head the CC&R’s committee and asked if Bill will head the committee to get costs for the maintenance of Cattle Drive (insurance, snow removal, sealing legality etc) vendors should supply insurance to the properties that border the common areas. Tabled further discussion

5. Web Site Update.

A. Make sure Luke will still handle-Yes, he will

B. **Put the annual power point on the website**- the typos will be corrected and Kellie will ask Luke to put it on the website

C. **Put the monthly statement on website**-Heather will forward P&L and Balance sheet to Luke and he will put it on the website

D. Derek made a motion to have Luke continue Kellie 2nd the motion

6. Budget update No invoices to be paid

7. Discuss Final 2015 Budget- The budget should include extra money for CCR review from attorney. The Boards needs to review the budget and possibly increase some of the line items and will do so as soon as the most recent invoices are received. Assessments can be increased by 10%, \$23.00. The Board will review the invoices and then finalize the 2015 budget

8. Maintenance 2014 (Review Contract)

A. Maintenance repairs, light out and water feature-Bill called Advanced Sprinklers and they came out and fixed. Then over the weekend it stopped working again. A new regulator was put in. Bill called again today and told them it is not working again. Someone is using one of the ponds to bathe in. Light feature is out.

B. Remaining 2014 budget and things to get completed for winter-mowing, tree and shrub pruning and leaf clean up, scheduled based on Boards preference. Plants were removed and it is Bill’s preference to replant now. Bill will give the Board a list of his recommendations and cost for the 3 areas the bushes were removed from. The lawn care contract ends Dec 31, 2014.

C. Tree removal and replacement-Trees have been removed, the stumps are being treated, it will take 2 weeks to complete. Plan to replace the trees in the spring due to the poison that has been put down.

D. Painting of R's-Tumblestone will be giving a bid to repaint. Rust red was the original color. Derek suggested most of the owners would most likely prefer black. Kellie will talk with Gary and get the color choices that were previously chosen.

9. Form Committees

A. Architect Committee and non compliance-George will head. Clarification-if making a maintenance repair, send a courtesy letter to let the Board know of the work to be done. ACC Committee will review and take back to the Board for final approval. HOA Administration will send a letter with the Board's decision.

B. CCR'S review committee-Britt and Derek will co chair

C. Cattle Drive committee- Committee will be tabled for time being-put in with ACC and non compliance, discussion. Need to know the costs.

10. Non – Compliance – There are 17 current issues out of 46 previously. There are about 12 that still have not come into compliance. If not taken care of in 30 days, the owner will be asked to attend the next Board meeting to discuss the issue. The house without trees has been notified numerous times for many years. The Board agreed to get together and take a walk, then decide what to tackle first. HOA should have the records of the properties not in compliance. Heather will scan in and email to the Board. The Board discussed a fine structure to be placed in the CC&R's. A rough cost of the expense to bring a lot into compliance will be requested, the board will make the repair and lien the property for the amount of the repair. Vacant lots need to be maintained. City of Hayden standards said all lots have to be maintained.

12. Next Board Meeting-Discuss timeframes and meeting place-Britt suggested meeting once per month, committees can meet more often if they need/choose. The Board will walk the association on September 30, 2014 at 4:00. Board meetings will be held at HOA Administration office. Next Board meeting will be held on October 13, 2014, at 6:00pm.

13. Other Business

Bill expressed his concerns for maintenance contracts. In the past have had maintenance teams come in, no uniforms, low paid workers no way of knowing who the employees are that are being employed. Advantages are the person drives through the association every day, retired veteran if the bid comes in close.

11. Maintenance Bids – Bill excused himself from the remainder of the meeting.

A. The remaining Board members had discussion regarding the bidding process and the previous lawn care. The three companies that submitted bids are Aqua Tech, Hard to Scape, Kokanee Landscape. Bids were reviewed and compared.

B. Snow removal- Kellie made motion to accept the snow removal bid from Hard to Scape, Derek 2nd the motion, motion carried

C. Lawn Care-Britt made a motion to accept the bid for the 2015 lawn care from Hard to Scape, Kellie 2nd the motion, motion carries.

HOA Administration will send a letter to the vendors that submitted the bids.

George made a motion to adjourn, Kellie 2nd the motion, motion carried. Meeting adjourned at 8:15pm.

Respectfully submitted by
Heather Barajas