

Rocking R Board of Directors Meeting

Minutes

February 11, 2015 6:00pm

Board Members in attendance: All board members in attendance. Heather Barajas, HOA Administration

1. **Call meeting to order at 6:02 pm** by Britt Madison
2. Approve the Minutes for December 9, 2014 Board Meeting-The meeting minutes were reviewed and approved unanimously.
3. Treasure Report-Kellie-Kellie presented the financial report. Heather will assess late fees and send a letter noting to the delinquent owners that the dues are delinquent and owing. Discussion about placing liens. George made a motion to place liens on the two lots that are more than 1 year past due, Kellie seconded the motion, the motion carried. Discussion of assessment due dates. It was suggested that the Board get a legal opinion of whether the dues are payable monthly or annually. Voted unanimously to get a legal opinion regarding the assessments due dates. Derek made a motion to move 2014 excess funds of \$780.81 to the Reserve account, Kellie seconded the motion, the motion carried. Derek made a motion to distribute the requested P&L Detail to George and Jeanie Clemons (the report excludes the owners names) and post the approved 2014 finalized P&L Report on the website, George seconded the motion, motion carried. Suggestion of a log of attorney expenditures and owner who caused expenditures. George made a motion to post the P&L Budget performance monthly on the website, Kellie seconded the motion, the motion carried.
4. Old Business;
 - a. Non Compliance Template Letter –Discussion about the compliance letter draft presented. Unanimously approved for use.
 - b. Power Point posting on Website – Action completed
 - c. Follow up Snow removal and vacant lot maintenance-The snow was not removed from the sidewalks of the vacant lots. Britt and George volunteered to meet with Michael Delong about snow removal and weed control.
 - d. Flyer Boxes – Kellie sent the offer out to 3 different companies, she will follow up. Several owners mailboxes are in need of repair. A reminder will be posted on the website that they are responsible for their mailboxes and several are in need of some TLC; future letters will have the reminder as well.
 - e. Letter- Annual letter will be the responsibility of the Board at the time.
 - f. Insurance packet –Heather-It is similar to the documents already in the Board members binders. Heather will keep the original on file.
 - g. Committees-CCR, Next Steps-Derek and Britt met in January, went through the CC&R's and reviewed what had already been researched. The Board unanimously agreed to have Britt and Derek meet with Scott Poorman to decide on the best avenue to proceed with the possible changes to the CC&R's.
5. New Business
 - a. 2014 Ending Statement – Posting on website
 - b. Annual Dues – By Laws vs. CCR's, review Poorman. Board unanimously agreed that dues are annually assessed and are due within 30 days until otherwise determined by attorney.
 - c. Pavement Sealing Bids – Quality Maintenance, LLC awarded the bid on August 6, 2014- Kellie will follow up and get a couple more bids in the spring. They will be asked to measure the distance for a price per foot. Kellie will also ask for a cost to replace trail with cement or asphalt.
 - d. Non- Compliance issues, what represents an issue- Issues that are not on HOA property it is not an HOA issue. Derek will write a response to the most recent correspondence. Derek will send a draft to the Board for final approval prior to sending the letter.
 - e. Minutes review – Post before next meeting-If the Board wants to approve the minutes via email all Board members will have to respond.
 - f. Previous Records for 2012 and earlier- Rosenberger-Heather has the binder that has the records.
 - g. 2015 Budget – Post on Website-Approved

- h. Other Business- Anonymous postcard was received. It was not sent in the proper format.
The Board chose not to address it as it was not sent in the proper format.
- 6. Set next meeting time- March 10, 2015 6:00pm

Adjourn meeting-Britt adjourned the meeting at 7:38pm

Respectfully submitted by
Heather Barajas