

## Rocking R Board of Directors Meeting

### Minutes

February 25, 2015 6:00pm

**Board Members in attendance:** George Peterson, Derek Jones, William Miles, Kellie Palm. Heather Barajas, HOA Administration

1. **Call meeting to order at 6:06 pm** by George Peterson
2. Approve the Minutes for February 11, 2015 Board Meeting-The meeting minutes were reviewed and approved unanimously via email.
3. Treasure Report-\$5.00 late fee to be charged to past due owners. Payments will be due January 1<sup>st</sup> and late fees will be assessed on the 31<sup>st</sup>.
4. Britt resignation, Derek made a motion to accept Britt's resignation, Kellie seconded the motion, motion carried unanimously. William moved to send a thank you note to Britt Madison, George seconded the motion, Motion carried unanimously, Derek made a motion to post the resignation letter on the website per Britt's request, Kellie seconded motion carried unanimously.
5. Old Business;
  - a. Follow up Snow removal and vacant lot maintenance-Tabled
  - b. Flyer Boxes – Kellie-Tabled
  - c. Letter from Mr Kincaid-William thought the response letter is well written and addresses the issues. Kellie motioned to mail the letter as written, George seconded the motion, motion passed unanimously
  - d. Letter from Mr Clemons-Kellie read the response letter to Mr Clemons. William had a concern that issues were not discussed. The Board discussed the letter. George motioned to send the letter, Kellie seconded the motion, motion carried unanimously.
  - e. Committees-CCR, Next Steps-Derek discussed and received clarity of what Scott Poorman will need to be able to come up with the changes and have it worded. It will be presented to Scott and he will make sure there aren't any conflicting changes. Scott suggested writing a new set of Bylaws. There are about 5 issues to be addressed that Derek will be working on going forward. The issues are as follows: assessing lots; fix the annual assessments to match other documents; Cattle Drive Maintenance ¾ mile (Derek will put together a cost to maintain); fences, no chain link fences; putting in violation penalties; Staggered terms for Directors (Bylaws); mailboxes. Board will decide what issues to give to Scott to review. Section 5.08d lots exempt from assessments until a dwelling is placed on the property.
  - f. Old Compliance issues-there is a number of them and George will walk back through the association to see if there are any changes, if no change he will talk with the owner, Kellie suggested a flyer in the boxes with reminders of spring clean up. ARC plans not being submitted to committee by builders. Heather will type a letter to Rosenberger
  - g. 2014 End financials posted to the website-Action completed
  - h. 2015 Budget posted to website-Action completed
  - i. Pavement Sealing bids-Tabled
6. New Business
  - a. Annual Dues – By Laws vs. CCR's, review Poorman, discussion of common area and insurance, ultimately the due date is up to the Board. If owners want to pay monthly it is acceptable to do so, encouraged to bill annually to save administration costs as well as have the funds at the most "spendy" time of the year.
  - b. Attorney's conclusions document-review-Provided to the Board. Discussion. Distribution of the financial reports for previous years can be through the website at the Boards
  - c. Starting Spring Maintenance-Board determined for the start date to be beginning of April. (Revised that Bill had in his notes that starting spring maintenance would happen approximately April 1<sup>st</sup>, The remaining board members interpretation of the discussion was that as long as there was not an additional financial impact the company could start spring clean up.
  - d. Any new non-compliance complaints-None

- e. Architectural Committee-approvals-ARC Committee reviewed the shed submitted and Derek made motion to approve the shed for Lovelace, William seconded the motion, discussion, motion carried unanimously
  - f. Other Business-
    - a. Late fee \$5.00,
    - b. Records and how it is done as a Board-letters need to be approved by the Board, any record request has to be approved by the Board.
    - c. Palm request was withdrawn.
    - d. Treasurer will be one of the two signatures on all checks, if the Treasurer is unavailable, another Board member will sign.
    - e. Conflict of Interest Policy-Scott Poorman strongly suggests the Board adopt the policy. Discussion. George made a motion to adopt the conflict of interest policy that was provided by Mr Poorman and it will run concurrent with the Board and will be up to the next Board to adopt, Kellie seconded the motion, 3 yay, 1 abstention
    - f. Kellie made a motion that George fulfill the President position, Derek seconded the motion, George abstained from voting, remaining votes in favor.
  - g. Correspondence from Bill Miles-Ask that the Board look at the contract again, items missed on budget painting the rocks, appreciate will look at and take a hard look at the submittal, as a favor, already signed a contract, will look at it as an honest and open mind. Lived in Rocking R for 10 years. Watched the work being done. Bothered by the amount that has been spent in the past and the job that was not done appropriately. William recused himself from the discussion and exited the meeting. George made a motion to move to executive session, Kellie seconded the motion, motion carried unanimously. Took letter into consideration and decided the action from prior meeting is final and no further action will be taken. Derek asked the question of Mr Miles of Kokanee landscape, in regards to the letters he submitted to the board. He asked for him to verify a statement in the second letter and asked him the question, "if it was any other contractor other than Hard to Scape would he be objecting to the maintenance contract approval", to which Mr. Miles responded, "that is correct, that if it was any other contractor I would not have objection to it", followed by an explanation of why focusing on past costs. I would also ask that we have those letters attached to the official minutes. I would also ask that the spreadsheet provided by Kokanee Landscaping in reference to their prior bid also be attached to the official record.
7. Set next meeting time- April 8, 2015 6:00pm HOA Administration.

Adjourn meeting- adjourned the meeting at 7:42pm

Respectfully submitted by  
Heather Barajas