

Rocking R Homeowners Association
Annual Meeting Minutes
October 8, 2015

Call the meeting to Order: The annual meeting was called to order at 6:00 pm by President George Peterson

Establish Quorum: HOA administration to roll call through proxies and signed in members. A quorum was established. There were 16 proxies registered to be carried by the board. There were 27 members in attendance and 33 proxies. Total number of members represented 63.

Update on HOA business – President George Peterson

The Block Watch program was discussed and how it has evolved. Volunteers are still needed especially on Rocking R Road and Laredo North and Laredo South. The Block Watch helps keep the neighborhood informed if there are any issues, both immediate and preventative.

Treasurers report: Heather Barajas gave the treasurer's report. The question was raised on what was involved with the legal fees. The answer was that the majority of the legal expenses involved the proposed changes to the CC&R's. The 2016 expense has not been set yet, the budget process will begin this month. There is no expectation of dues increase as things stand at this time.

Revision to CC&R's discussion and vote: The Board spent a considerable time looking into the changes to the CC&R's. Unfortunately there were not enough members, attending and with quorum, to carry the vote. The number needed to have a vote is 117(75% to pass a CC&R change or amendment). The question was raised regarding the walking trails. Scott Poorman spoke that his conclusion is that the walking trail on Cattle Drive is not a part of the Association. The CC&R's would need to be amended to change that and make it official.

The proposed CC&R changes were discussed.

1. Authority to levy fines for violation

- a. Structures similar to other subdivisions
- b. Proposed \$25.00 per day (members would be notified of violation giving 10 days to remedy) If the member does not resolved the issue a 30 day notice of hearing will be sent. Once a vote is taken at the appeal a fine will be imposed in 3 days.
- c. Appeal process

2. Common Assessment of Vacant Lots

- a. Yearly assessment will be per lot instead of per dwelling
- b. Currently empty lots are not assessed a yearly assessment

3. Annual Assessments

- a. Currently the Bylaws and CC&R's are conflicting.

4. Designation of "walking trail" along Cattle Drive as common area

- a. Adoption would give the HOA the authority and the obligation to maintain the “walking trail” on Cattle Dr.
- b. Increase annual budget \$8347.50/yr.
- c. Increase annual dues \$57.75/dwelling or 23%

5. Fence Height Regulations

- a. 95% of the houses are in violation of the current CC&R regulation

The Board will attempt to set up another special meeting to put these changes in front of the membership for a vote.

Nominations for Directors: Nominations were open to the floor. George Peterson is willing to continue as an officer/director. Kelly Palm has sold her home and will not be continuing as a director. Derek Jones was nominated from the floor. Derek accepted the nomination. Sherri Galdi was nominated from the floor. Sherri accepted the nomination. Gary Issacson was nominated from the floor. Gary accepted the nomination. David Fritz volunteered for the 5th position.

Election of Directors: Members voted by ballot. The slate of officers elected are as nominated.

Adjournment: The meeting was adjourned at 7:30 pm

Respectfully submitted by Nanci Hawkins HOA Administration