

# Rocking R Board of Directors Meeting

## Minutes

October 3, 2018 5:00pm

**Board Members in attendance:** & Heather Barajas, HOA Administration.

1. **Call meeting to order at 5:00pm** by
2. **Approve the minutes-** The minutes were tabled until Heather makes requested changes
3. **Financial reports-** Heather gave the financial reports. The financial reports were approved as submitted.
4. Establish officers and their commitments to the Board and HOA Members.
  - a. Mike Little was nominated and accepted the position of Treasurer
  - b. Mike Zagar was nominated and accepted the position of President
  - c. Gary Isaacson was nominated and accepted the position of Vice President
  - d. Susan Lovelace was nominated and accepted the position of Secretary
  - e. Wendy Lemm was nominated and accepted the position of Member at Large
5. Establish committees:
  - a. ACC and expectations. Bob Gummow will be the Chair person for the ACC Gary gave the history of how the committee has been working in the past and the process when an ACC request is received. ACC provides recommendation to the Board and the Board provides the final approval. When home is visited it is suggested that 2 people complete the visit, either ACC members or one BOD member and one ACC Committee member make the visit. Structures over 201 sq ft have to have a building permit from the City of Hayden. Mike Zagar suggested that a check sheet be drafted with the items that need to be reviewed by the ACC prior to providing recommendation for approval. When the Board receives the ACC recommendation it will be sent to the Board via email for review and final determination. Really important to have Board and ACC work together and have the same information.
  - b. Welcoming-Susan Lovelace volunteered to chair the Welcoming Committee. Gary suggested the ACC and Welcoming Committee visit new owners. Gary made a motion 2<sup>nd</sup> by Susan to create a Welcoming Committee, motion carries unanimously. **Heather will notify Susan when a new owner moves in.** Chris and Patti McNabb will be on the Welcoming Committee.
6. Maintenance- Common grounds are looking rough around the monument areas. Fountains will have the pumps removed, trees will be trimmed, and sprinklers will be blown out; to be completed within next 2 weeks as part of contract. Will cut back shrubs and trees over the fence. Laredo plum tree-vista rentals-Dane will contact to get tree removed. New common area on Rocking R at the South end-Dane is going to put in more boulders.
  - a. Outside of maintenance scope-
    - i. Area on S Rocking R-Dane will take care of it for an additional \$100 per year. Susan made a motion to approve the additional funds for Hard-to-Scape to do this additional work. Wendy 2<sup>nd</sup> the motion, motion carried unanimously. As a side note, board wondered if HOA could deed the section back to the owners on either side? Question for Scott.
    - ii. Trim mountain ash trees in swale that need it and remove one on Buckles. Replace with Armstrong Golden Maple next year.
    - iii. Will be placing additional sprinkler heads near Round Up Circle and Wyoming Avenue on each corner next spring.
    - iv. Board plan over the next few years is to replace removed trees with a species more appropriate for the location in which they are planted. HOA is experiencing problems with aspen and mountain ash trees being messy and damaging the asphalt walkway. Consult City of Hayden tree list for acceptable species.
    - v. Dane will provide a written document stating what he will be doing and the cost for the projects to be done.
7. Neighborhood Watch. (Additional Captains needed)-Rocking R, Cattle Drive and Round up all need captains. Welcoming committee will add this to their packet.

8. Webpage (updates)-make it more user friendly. What are the costs if a new website is created? Board authorized a thank you letter and a \$75 Gift card to dinner to Luke Galdi for his work on the website. Susan made a motion Wendy 2<sup>nd</sup>, motion carried unanimously
9. Check authorization and signature processing requirement-All Board members are signors on the checking account. **Heather will notify the Board if there are checks to sign outside of the normal check writing timeframe.**
10. Future projects and opportunities-planting plan, tree replacements. Mike Z suggested everyone put a list together of items that they would like to focus on over the next year. Heather to put together a list of when large items have been done and provide it to the Board.

#### 11. Old Business

- a. **Action Item**-Common Area Lighting - Fountain and other ornamental lighting within Rocking R.-Avista has been instructed to remove the 3 poles, all other lights have been replaced with LEDs. **Heather to check if Avista utility bills reflect a reduction in cost since we requested them to turn specific lights off earlier this year.**

#### 12. New Business

- a. New compliance Issues-Ongoing violation list and copies of letters to the Board.
- b. New E-Mail review
- c. **Action Item**-Set up meeting with Scott Poorman to address how we can better control noncompliance issues. (Both HOA Board Members and Architect Control Committee Members need to attend). **List will be put together of what to discuss and will be drafted prior to scheduling a meeting, most likely will happen in January. Heather request packet from Scott regarding violations for the Board to preview.**
- d. **Action Item**-A complete contact list for all Board Members and ACC Members. (Including names, addresses, phone numbers and email addresses).

13. Set next meeting November 7, 2018 at 5:00pm

14. Adjourn Meeting was adjourned at 7:05pm Susan move Wendy 2<sup>nd</sup> motion carries unanimously

Respectfully submitted by  
Heather Barajas