

Rocking R Board of Directors Meeting
Minutes
November 7, 2018 5:00pm

Board Members in attendance: Mike Zagar, Gary Isaacson, Mike Little, Susan Lovelace, Wendy Lemm & Heather Barajas, HOA Administration.

1. **Call meeting to order at 5:00pm** by Mike Zagar
2. **Approve the minutes-** The minutes were reviewed. With one change the minutes were approved.
3. **Treasurer's report-** Mike gave the Treasurers report. Running under budget year to date. The financial report was approved as submitted. Susan made a motion to approve the Treasurers report, Wendy 2nd the motion, motion passed unanimously
4. **Old Business**
 - a. Update on Hard to Scape project List-did a great job trimming the trees. The trees that will be cut to the ground are those earmarked for removal. Dane will be asked in the future to bid as a price/bottom line figure vs per hour or per day. Dane completed all irrigations turn offs, pulled the pumps from the fountains, turned the timers off, leaf cleanup is ongoing, probably will have to do one more pick up. Will put boulders in on pathway by the end of the week at a cost of roughly \$100. Gary will talk with Mike DeLong regarding the easement walkway. Snow removal will be done on a 4" basis
 - b. Common area lighting-fountain and other ornamental lighting within Rocking R-Mike will talk with Avista once the light poles are taken out to request a credit for the usage.
 - c. Follow up on committee Set up
 1. ACC-Bob-Letters have been sent out for noncompliance issues. Gary and Bob have talked with several owners that have had approval given by previous boards or the developer. Heather will provide the Code Enforcement phone number to the board members so they can contact code enforcement when an ordinance is being violated. 208-209-1082. Discussion regarding approval, conditions for approval and final approval. Owners will be asked to bring in a painted swatch of the actual colors to be painted. Heather will send a copy of the noncompliance letters to the board as an fyi. Any issue needing board approval will be sent from the ACC to Heather and she will forward it to the Board for final approval prior to sending approval to the owners.

The Board of Directors have made a decision with regard to shed status.

If a shed was constructed prior to 2013, (Rocking R was functioning without an HOA) it is our findings that approval was probably provided by Developer Ron Rosenberger and his staff. We have found many homeowner's sheds were approved under this scenario. However, if the existing shed were to be reconstructed or modified in any manner, the homeowner must follow Articles VII and VIII of the CC&R's and submit their request to the HOA Administration for Board approval.

Any homeowner who built, reconstructed or modified a shed/structure in 2013 or later must have submitted plans, on file with the HOA, and approval by the Board of Directors. Otherwise, their shed/structure falls under the noncompliance category and must be updated In accordance with the CC&R's.

2. 11146 Rocking R T111 shed right at the entrance of Wyoming. If rebuilding shed will be required to be brought into compliance.
 3. Barn 11049 Rocking R made alteration to shed to bring it into compliance with the exception of moving it away from the fence. Bob recommends board approval. City of Hayden could request the shed be moved out to meet the setback guidelines for the city. Board approved
 4. 11111 N Cattle- Shed is lighter than house but will repaint and do cedar shakes to match house. Approve shed contingent on shakes and painting being done in the spring.
 5. 653 Round up circle paint completed-Board approved
 6. 11405 N Drover shed pending
 7. 11090 N Rocking R shed against fence
 8. 11177 Rocking R -current shed is not in compliance, they will make modifications.
 9. 11146 Rocking R non-compliant shed-letter has been sent, owner has not responded.
 10. 11228 Rocking R non-compliant shed-seems to be a shed to hold wood
- ii. Welcoming Committee-Susan-The ACC committee will provide a sheet to the welcoming committee to provide to new owners. Some important numbers on a sheet would be a good idea to add as well. Bob will help Susan put together a letter
 - iii. Maintenance Coordinator-Gary
 - iv. Neighborhood Watch-Bob Gummow
- d. Set up meeting with Scott Poorman- tabled until spring 2019

5. **New Business**

- a. New compliance Issues- covered in ACC report
- b. New E-Mail review-none
- c. This Year's Goals-tabled until next meeting
- d. GC to be sent-heather to take care of it.

Set next meeting time- December 19, 2018 at 5:00pm

Adjourn meeting- Susan motion, Mike Little 2nd Meeting was adjourned at 6:53pm

Respectfully submitted by
Heather Barajas