

Rocking R HOA Annual Meeting Minutes

September 19, 2018

The meeting was called to order by Vice President Mike Zagar at 6:05 PM. There were 25 owners represented by proxy and 18 attending in person. 43 total. Quorum was attained.

Mike Zagar introduced the members of the Board and noted that David Fritz had resigned and moved out of the area. Scott Poorman, Association attorney was present. Heather Barajas, HOA Administration was present. The Board thanked her for her help with the association business.

Mike Zagar gave a summary of the association business. There are 7 common areas, most with fountains along with the fencing, vegetation and walking trails that are the responsibility of the association. Over the past year the fountain pumps were revamped with timers so that they ran during the day only. The lights were also put on timers and the sprinklers were adjusted. The lighting in the common areas have upgraded to help save on cost. The fencing was power washed on Maple, Buckles and Wyoming. It had not been done in the past and there are plans to do it again over time. Repaired damage HOA fencing at various locations, Landscaping was added along HOA common pathway at Rocking R Rd. HOA did established a position on maintenance of "Scenic Easement" The Board has elected not to do maintenance at this time.

Future Goals:

- Continue funding reserve for HOA pathway & fence repair/replacement
 - Review adequacy of reserves and adjust as necessary
- Establish procedure to maintain continuity for Board of Directors
 - Enhance decision making
 - Schedule directors' terms to allow for overlap
- Encourage homeowner to attend meetings and participate in voting matters.
 - Minimum participation is needed to accomplish HOA government.
- Maintain attractiveness of Rocking R neighborhood to current and potential new owners.
- Review ways to use website to more effectively communicate to homeowners.
 - Mailings are expensive and time consuming
- Welcome ideas and comments from homeowners on ways to be more effective board.
- Keep members' dues at a minimum level that allows for property maintenance while embodying a responsible attitude towards expenditures.

Mike Little gave the financial reports. The income was increased based on the 4 lots still left to be built upon and the 2019 budget is based on 150 homes. There is no assessment increase planned for 2019. In summary as of today the Operating account balance is \$19,707.50, the Reserve account balance is \$23,663.19. There is a lien on one property that is delinquent on the dues.

ACC Committee: The committee has stayed busy and is made up of 4 volunteer owners. There has been a problem this past year with owners placing sheds and doing some remodeling without contacting the Board.

Round up circle owner comment: Concerned about people breaking the rules and when asked why, they respond by saying nothing will ever come of a violation so why worry?

Scott Poorman addressed the concerns of the owners to address the violations. The Association can set up a fine provision which would require 75% of the membership to vote yes. The association does have the right to take legal action against an owner for the violation of a rule. The members of the ACC would then look at the most grievous violator to be approached by the attorney with the intent to file a law suit. There are some situations where the board has had the attorney send notice that the board will have the right to take legal action to bring into compliance. The membership indicated that the new Board make a priority to take action against owners that don't follow the CC&R's.

General Comment: Is there a welcoming committee to help guide new owners to the ARC requirements. The ACC has been working with new owners as they build a home, but there is no one helping out on the sale of new homes. The Board indicated they would explore this issue further.

Volunteers for Board of Directors were:

Mike Zagar

Mike Little

Gary Isaacson

Susan Lovelace

Wendy Lemm

The candidates were elected unanimously.

The ACC is chaired by Bob Gummow. His committee members include Mike Little, Dave Palmer, Wendy Lemm and Susan Lovelace.

The meeting was adjourned at 7:25 PM