

Rocking R HOA Annual Meeting Minutes

September 10, 2019

The meeting was called to order by President Mike Zagar at 6:06 PM. There were 26 owners represented by proxy and 16 attending in person, 42 total. Quorum was attained.

Mike introduced the Board members and acknowledged HOA Administration for their role in managing the association. He also recognized Luke and Shari Galdi for all of their help maintaining the web site.

Mike Little, Treasurer reviewed the finances through August 31, 2019 as well as the 2020 Budget. The amount of income will increase each time a house is built until all lots have homes built on them. Mike reviewed the history of the association annual dues. The annual assessment is increasing in 2020 to \$305.00 which is less than a 10% increase. The Board compared other associations in the area and Rocking R's dues are in line with other associations in the area. There are some trees that are going to need to be replaced. The plan is to widen the sidewalk in the areas where the trees need more space, replace the trees and repair the sprinkler system as needed. The fence was cleaned last year, which cost about \$3,500.00. Should the fence need to be replaced the cost would be about \$80,000.00. Looking at the future capital improvements, the future the assessments will be increased and the reserve account is planned to be increased by \$3,800.00 which will be used for capital improvements. Discussion about replacing the bark each year. The maintenance contract with Hard to Scape was renewed for one year.

There was discussion about adding a monument at the intersection of Rocking R Road & Lacey. The membership thought it would be a good idea however did not think a water feature was necessary. It was suggested to move one of the benches to that area help defray costs. The Board will discuss this in the upcoming meetings. Mike Delong indicated last spring that once he sells the lot he will work with the association to develop a location on that property for a monument.

The membership were asked for their feedback on having a drone video an aerial display of the HOA for the web site. An owner volunteered that they could do that for the association. Mike asked if the membership had any issues having their areas videotaped, there were no objections.

Future Goals. Mike discussed the future goals for the Board of Directors and association.

- Landscaping plan will be developed over a three year plan.
- Continue funding the reserves for maintenance on the pathway and fence repairs.
- Establish procedure to maintain continuity for Board of Directors. Each fall potentially a whole new Board could be elected. The Board is working towards presenting directors' terms to allow for overlap (staggered terms.) Members expressed the desire to change the bylaws and set a date tonight to have the information out to the membership to vote

General Comments:

- The Board established a policy that any pre-2013 construction on storage sheds would be grandfathered in but reconstruction or modifications will require the plans be submitted to the Architectural Control committee for review and determination.

- The Board recently sent out a request to have owners with low lying branches in the common area are to trim them up so that the lawn crews are not injured when mowing the lawns.
- If you have a pool or hot tub please DO NOT drain into the grassy common areas or your neighbor's yard.
- It was suggested that a letter needs to go out about overgrown bushes that are encroaching on the common area and sidewalks.
- A member recommended that future meetings should have what is on the screen should be given out ahead.

Nomination for the Board of Directors.

The current Board of directors has volunteered to stand for re-election. Kasey Kraft also volunteered to serve on the Board of Directors. After the ballots were counted the Board of Directors were elected as follows:

Mike Little

Mike Zagar

Susan Lovelace

Wendy Lemm

Kasey Kraft

Motion to adjourn- Motion was made and unanimously moved to adjourn at 7:14pm.

Respectfully submitted by Heather Barajas