

Rocking R Board of Directors Meeting  
October 5, 2021

**Meeting called to order** at 2:04 pm by Heather Barajas

**Open Forum**-Connie Larsen-11477 N Rocking R Road

1. Connie presented a request to not replace one column on her front porch as it has no structural value. Brad motion to approve, Ty seconded, motion carried unanimously.
2. Violation for trellis-Connie received a letter for the trellis. She has a shade cloth as the plantings were new. Wendy stated that the trellis is too high in relation to the CC&Rs. In the past other owners have been requested to reduce the height. Wendy would like to see the shade cloth removed. Connie stated that the fence is 5 feet high, the trellis is 6 foot 8 inches high. General thoughts- Tom visited the property and viewed the trellis. There are several items throughout the association that are similar and in place. Not a lot of enforcement in the past. Suggested that the neighbors work together to come to an understanding. Board will discuss in executive session.
3. Gazebo-Connie presented her gazebo that was installed. Wendy stated that it had been approved by the previous Board.
4. Section 10.03 Nuisances – dog issue, Connie supplied a letter to the Board regarding the dog in the neighboring yard. The Board suggested that the owners work out the issue amongst themselves as it is not an association matter.

**Election of Officers-**

- Mike nominated Brad Cravens as the President Tom seconded the nomination-Brad accepted the nomination, motion carried, and Brad abstained from voting.
- Wendy nominated Michael Little as the Treasurer, Brad seconded the nomination, Mike accepted the nomination, motion carried, Mike abstained from voting.
- Brad nominated Tom Shafer as Vice President, Wendy seconded the nomination, Tom accepted the nomination, motion carried unanimously.
- Brad nominated Wendy Lemm as secretary, Mike seconded the nomination, Wendy accepted the nomination, motion carried, Wendy abstained from voting.
- Ty McCamly was appointed member at large and ACC Chairperson. Tom volunteered to assist on the committee. Chairperson of grounds committee will decide in the spring.

**Previous meeting minutes**-Wendy made a motion to approve, Brad second, motion carried unanimously.

**Financial reports**-Discussion of the financial statements and capital projects in the future. The Board is concerned about having enough funds in the reserve account at the time that a necessary project will be completed. The future projects that will need to be planned for are the fencing, trees, irrigation and Walkways.

- a. **Walkways**- Sand slurry last application was in 2015, 5-6 years for reapplication recommend summer 2022. \$3200 for sand slurry and \$500 for repairs.
- b. **Irrigation System**- Aging system some need to be dug out and extended with a riser along fences. Recommend replacing with 6 in. pop up approximately 250 heads. \$15-\$20 per head. Between sidewalk and curbs at least half should have their nozzle replaced. All filters should be replaced.
- c. **Trees**- Parkway trees are new. Trees should need shaping in 2-3 years depending on growth. Suggest that someone in the future get and estimate to trim and shape the trees. The pines are slow growing

trees and may need to be trimmed up for maintenance each year. Broken tree at Laredo and Rocking R needs to be removed cost to remove may be roughly \$500.

- d. **Vinyl fencing-** Posts are not level for several reasons as well as discoloration. Structurally the fence is fine and if well maintained it should last 30 years. Replace with white vinyl rough estimate is \$115,000. Upgrading to beige the cost would be \$120,135.00.

Heather asked that the Board approved the ability for her to download the bank statement from the bank website. The Board agreed to have that taken care of at the same time as the bank signature cards are updated. The financial reports were reviewed. There are several categories that are projected to be over budget by the end of the year. Mike motioned to accept the financial reports as presented, Wendy seconded the motion, motion carried unanimously. Heather will contact the bank to update the signature documents. Heather will draft 2022 budget prior to next meeting.

- Brad made a motion to go into executive session at 3:20 to discuss the past due owner, Mike seconded, motion carried. Mike and Brad will meet with Heather find out from attorney what to do going forward with the owner who is behind on assessment payments. Brad made a motion to go out of executive session at 3:40, Wendy seconded motion carries unanimously.

### **Old Business**

Arena Loop-unapproved deck cover-not painted the same color as the house, approval was not requested. Discussion regarding allowances for backyard improvements/structures. Letter previously drafted add to include that the structure needs to be painted to match the house.

ACC , Grounds and CC&R/Bylaw Committee-include a call for volunteers in the next newsletter.

Zipty Fiber/Three Amigos-Heather followed up but didn't receive a response prior to the Board meeting. Damage is on Wyoming. September 24<sup>th</sup> TDS was through to install fiber optics. Endurance turning on sprinklers on Wyoming to check for damage for 15 – 20 minutes.

### **New Business**

Shop at 11081 N Rocking R-shop-Tom made motion to approve with a 5 foot setback Wendy seconded the motion, motion carried unanimously.

11146 Rocking R Road-deck extension-Tom motion to approve, Brad seconded the motion, motion carried unanimously.

10945 Rocking R Road-Greenhouse-the siding will match the house. Brad made a motion and Ty seconded the motion, motion carried. Tom and Mike abstained from voting

Endurance-new lawn care and snow removal company-Rocky's sprinklers are doing the blow outs, Waterfalls Northwest will be coordinating the fountain shut down along with Rocky's.

**Set next meeting-** November 9, 2021 at 2:00pm.

Brad motion to adjourn at 4:45pm Wendy seconded the motion, motion carried unanimously.

Respectfully submitted by Heather Barajas