

MINUTES OF HOA BOARD MEETING

Gardens at Rose Reserve

April 26, 2021

Start Time: 6:08

Board Quorum? Yes.

President	David Cox	Present
Vice President	Dan Poff	Present Virtually
Secretary	Catherine Jones Payne	Present
Member	John Bott	Present

I. Homeowner session and feedback.

- a. **Introduction.** The Board welcomed our new manager, Simon Kaye with Community Management Partners, and introduced him to the attending homeowners.
- b. **Board member virtual attendance.** Dan Poff participated by speakerphone due to a mandatory quarantine period after a positive COVID-19 test and is looking forward to resuming his work on behalf of the community very soon.
- c. **Board member resignation.**
 - i. Due to an unforeseen circumstance, Karen Miller-Kovach was unable to complete her term and has resigned. The Board thanks her for her service and hopes she will choose to run again at a future date.
 - ii. Per the Bylaws (Article V, Section 6), the Board may appoint someone to fill the remainder of Karen's term. After conferral, the Board has appointed Dan Poff to Karen's three-year term (3-0, with David Cox, Catherine Jones Payne, and John Bott voting *yes* and Dan Poff abstaining) and Catherine Jones Payne to Dan's two-year term (3-0, with David Cox, Dan Poff, and John Bott voting *yes* and Catherine Jones Payne abstaining).
 - iii. The Board will not appoint an unelected director to fill Catherine's one-year term. That seat will be filled by election at the next annual meeting, or the homeowners may call a special election to fill the seat.
- d. **March 27 Eggstravaganza.** The Board thanked everyone who worked on the egg hunt event, especially Catherine Jones Payne and Meghan Brummund, and everyone who attended. We look forward to future events building community in our neighborhood.
- e. **Open comments.** The floor was opened to comments from the community. Three homeowners representing two households were in attendance.
 - i. One homeowner talked positively about community events and noted that she has loved seeing the kids have so much fun and is also looking forward to some future events aimed more at adults.
 - ii. A second homeowner mentioned that she is new to the neighborhood and has loved the sense of community.
- f. **GRR website and fridge magnets.**

- i. The Board has recently launched a new website at **www.thegardensatrosreserve.com**. It will be a first point of contact for all information about our community and features information geared at both prospective and current homeowners, including our governing documents, ACC form, meeting minutes, calendar, announcements, and contact information for the Board and our management company. Dan Poff's initiative on design and setup made this possible, and Dan and Catherine tag-teamed on the website wording.
 - ii. The Board has also launched a direct email address for any questions or feedback from homeowners: **thegardensatrosreserve@gmail.com**
 - iii. To facilitate communication, the Board printed fridge magnets with our new website information as well as contact information for Community Management Partners. The attending homeowners received their magnets at the meeting, and Board members will go door-to-door with the rest of the magnets to save our community money on postage. A special debt of gratitude is owed to Dan Poff for his beautiful design work on the magnets and for getting them printed.
- g. **Homeowner survey in development.** The Board announced an upcoming a survey covering the topics of governing documents, rules, capital improvements, events, committees, and common areas. The results of the survey will guide our five-year plan, and we hope our neighbors will make their voices heard with a high level of community participation.
- II. **Consultation with property manager.** The Board discussed best practices for the survey, governing documents, rules, and reserves with Simon Kaye.
- III. **Financials.** The Board received a report from Simon Kaye on the state of the transition to the new management company and where the financials currently stand.
- IV. **Adjourn time:** 7:53 p.m.

Minutes unanimously approved: April 28, 2021

David Cox

Dan Poff

Catherine Jones Payne

John Bott