

Minutes, Directors' Meeting, October 2015

Eagle Rock HOA

Peter Flynn (President) called a Directors Meeting for 10 AM October 16, 2015, at 750 Rhapsody Rd., Sedona. The meeting reconvened at 10 AM on October 22. Members were notified of the meeting and their ability to attend if interested; no interest in attending was expressed.

The following Board Members were in attendance:

John Cantello
Peter Flynn
Paolo Scardina
Steve West

Carsten Holm was unavailable for the meetings but was briefed in detail on the agenda items prior to the meeting, and was supportive of the need for the Board to deal with the issues.

The following were considered by the Directors:

1. A motion to change the official address of the HOA to 710 Rhapsody Rd., Sedona, AZ 86336, Attention Steve West, was approved unanimously.
2. The date of the Annual General Meeting of Members was set for 10 AM Monday, January 25, at 750 Rhapsody Rd.; a Board of Directors meeting to appoint officers and Directors is set for 5 PM that day. The Nominating Committee reported that Members had been canvassed for interest in serving as a Board Member; no Member other than current Directors expressed an interest. All current Directors expressed a willingness to continue to serve, and will be nominated in the annual ballot.
3. The Directors discussed at length the issue of weeds in Eagle Rock. Key points of discussion were:
 - Severe weed infestation is associated with soil disturbance, and is long lasting. Hence roadsides and constructed drainage areas are problematic, as well as lots where the original single home in what is now Eagle Rock was demolished.
 - The areas for action by the HOA are the roadsides, the mailbox area, drainage ditches, and retention pond at the southeast end of Eagle Rock.
 - The ARC will contact the owners of lots where weed growth is severe, requesting that they take action.
 - The ideal approach to roadsides would involve an "artisan" approach using a mix of weed barrier, weed control, and planting of native species that depended on the needs of specific

areas within Eagle Rock. Neither of the two bids conformed exactly to this approach, and the ARC will re-meet with contractors to develop and approve a plan.

- The maximum funds available in 2015 are \$8,500, with a further \$2,500 available by April 1, 2016.

A motion authorizing the ARC to proceed with a program of weed control conforming as much as possible to the ideal approach outlined above, within the financial constraints outlined above, was approved unanimously.

4. The ARC reported that there were a significant number of exterior developments (building changes, exterior lighting and landscape) taken on Lot 7 (the Dahman residence). The changes should have been submitted to the ARC for review. There was no submittal. A number of plantings do not conform to the landscape plan that was submitted to the ARC and approved, and that do not conform to the HOA Landscaping Guidelines. Three issues were identified as being so serious as to be elevated to require redress immediately; the ARC will review others. The first issue is the planting of a cluster of Pampas Grass near the street outside the building envelope, in an area identified by the Dahman's approved plan as the Natural Zone. (Pampas Grass is not an approved planting in Eagle Rock for either the Natural or Transition Zones.) The second issue is two evergreen trees planted in an area north of the house identified in the landscaping plan as the Natural Zone. This zone requires that any tree planting be one of the three species native to Eagle Rock: one seed juniper, Utah juniper, and pinon pine. A discrepancy between the 2013 preliminary and 2014 final landscape plans suggests that these trees were planted in the time between the two plans, and then labelled "existing" in the 2014 submission. The third issue is a deciduous tree planted in the Natural Zone, clearly prohibited by the Landscaping Guidelines. After much discussion, the following motion was approved unanimously: "The Board directs the remediation by removal of three plantings on Lot 7 and one outside the building envelope: the Pampas Grass outside the building envelope, the two evergreen trees planted north of the home, and the deciduous tree north of the home. In the event of non-compliance, the Board directs action by the HOA for removal of plants in Tract O, which is the responsibility of the Board. In the event of non-compliance the Board directs the levying of a fine under the powers of the Planned Community Act of Arizona, with subsequent action to seek a judgment re the fine, for plantings within the building envelope. The amount of the fine will be set by the ARC following consultation with counsel. The Board directs the ARC to continue to review the unapproved developments on this property and report on any other recommended corrective action." The Board directed the President to notify the Dahmans of this decision, to request removal of the plants, and to ensure that all necessary steps were taken to implement this.

There being no further business, the meeting was adjourned.

Prepared by: Peter Flynn
October 23, 2015