

Minutes, Directors' Meeting, January 2017

Eagle Rock HOA

Following the election of Directors by the Members of the HOA at the Annual General Meeting of January 4, 2017, Peter Flynn (President) called a Directors Meeting for 5 PM January 4, 2017, at 750 Rhapsody Rd., Sedona. Members were notified of the meeting and their ability to attend if interested.

The following Board Members were in attendance:

John Cantello
Peter Flynn
Paolo Scardina
Steve West
Carsten Holm (by speaker phone)

1. Motion: On the recommendation of the Nominating Committee, the Directors make the following appointments:

Officers:

President	Peter Flynn
Vice President	John Cantello
Secretary	Carsten Holm
Treasurer	Steve West

Architectural Review Committee:

Chair	John Cantello
Member	Carsten Holm
Member	Steve West
Alternate	Paolo Scardina (participates, only votes if one of the above steps down due to a conflict)

Nominating Committee:

Chair	Peter Flynn
Member	Steve West

The motion was passed unanimously.

2. Steve West presented the financial statements for the HOA, noting that the financial statements are prepared on a cash basis, recording expenses at the time the HOA disperses the cash. The cash surplus available to the HOA (excluding ARC deposits) has reduced to \$1,552.73, reflecting the large expenditure

in 2016 for the first phase of the weed control program. **Motion: The Directors approve the financial statements and direct that they be posted on the HOA website.**

The motion was passed unanimously.

3. The 2016 assessment was \$225 per Member (Lot). The Directors discussed the merits of maintaining this level of assessment, given the need to build a reserve (a cash surplus available to the HOA but also reflecting that the major expenditure for weed control, the installation of the roadside weed barrier and gravel, is now complete. **Motion: The annual Assessment for 2017 be set at \$225 per Member (Lot), due March 1, 2017.**

The motion was passed unanimously.

4. The Directors discussed the status of the weed control program (addressing weeds along the road allowances, drainage system and post box in Eagle Rock). The consensus was that the program had made a major improvement in the appearance of Eagle Rock. The need for ongoing maintenance was discussed. **Motion: The Directors authorize the ARC, who had been charged in October 2016 with developing and implementing a weed control program, to ensure ongoing maintenance of the program, including road sides, drainage areas, the retention pond north of the mailboxes, the mailboxes, and areas of ER Tract O that have a weed problem due to past development, up to an expenditure limit of \$2,500 in 2017.**

The motion was passed unanimously.

5. The Directors reviewed two comments that a Member added to the returned 2017 ballot. The first concerned the standards by which the ARC approves house color, and specifically whether similar colors on adjacent or nearby houses were prohibited; the second concerned the use of an herbicide as part of weed control. The Directors discussed both at length. The Directors noted that the ARC has no standard for adjacent house colors, and saw no reason to direct the ARC to consider this. The Directors noted that the weed control program uses a professional firm that in turn uses only approved herbicides for weed control; supplemental roadside spraying by HOA Members uses the same material. It further noted that at this stage of weed control in Eagle Rock, only spot spraying is practiced, i.e. "weed by weed"; there is no area spraying. The Directors asked John Cantello to communicate the discussion at the Board with the Member.

There being no further business, the meeting was adjourned.

Prepared by: Peter Flynn
January 5, 2017