

## Minutes, Directors' Meeting, January 2020

### Eagle Rock HOA

Following the election of Directors by the Members of the HOA at the Annual General Meeting of January 7, 2020, Peter Flynn (President) called a Directors Meeting for 5 PM January 7, 2020, 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  
Carsten Holm (by speaker phone)  
Patrick McInnis

**1. Motion: On the recommendation of the Nominating Committee, the Directors make the following appointments.** The motion was passed unanimously.

Officers:

President	Peter Flynn
Vice President and Treasurer	John Cantello
Secretary	Carsten Holm

Architectural Review Committee:

Chair	Carsten Holm
Member	John Cantello
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	John Cantello

The motion was passed unanimously.

2. The Board reviewed 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. **Motion: The Directors approve the financial statements and direct that they be posted on the HOA website.** The motion was passed unanimously.

3. The 2019 assessment was \$250 per Member (Lot). The Directors discussed the need to maintain a reserve (a cash surplus available to the HOA) for unforeseen damage to the common property (Tract O) that is the responsibility of the Board under 3 A and 3 C (i) of the CCRs, and in the event that legal action is required regarding enforcing the CCRs. The Board recommended maintaining the annual assessment. **Motion: The annual Assessment for 2020 be set at \$250 per Member (Lot), due February 15, 2020.** The motion was passed unanimously.

4. Directors affirmed the intent expressed in the last two years to increase the size of the Board if, in the future, additional Members express an interest in serving, and to reduce it to three if a Director becomes ineligible to serve during the coming year. To make the process less cumbersome, the Board agreed to delegate its authority to set the size of the Board to the Nominating Committee of the Board, subject to review by the Board. **Motion: The Directors delegate to the Nominating Committee the power to set the size of the HOA Board of Directors, subject to review at the will of the Board.** The motion was passed unanimously.

5. John Cantello brought forward a concern expressed by a Member regarding short term rentals. The Member had noted that the support within Eagle Rock for the CCR amendment limiting rentals to a minimum period of 30 days had been overwhelming, but no penalty for violation had been declared. The Member felt that a clear prior definition of a penalty for violating the ban on rentals for a period shorter than 30 days would enhance the enforceability of the amendment to the CCRs. The Board agreed that setting a penalty would be prudent, as had been done in the past for charges associated with placing a lien on a lot. The Board discussed a reasonable penalty, noting 3 B of the CCRs: Each and every Parcel Owner...agrees to be bound by such reasonable rules and regulations as may from time to time be established by the Association....". **Motion: The penalty assessed to a Member for a rental less than 30 days, as specified in the CCRs, shall be set at \$1,000 per event (rental).** The motion was passed unanimously.

6. 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 again was that the program had made a major improvement in the appearance of Eagle Rock. The ARC oversees ongoing maintenance, and the Board supported continuing management of emergent weeds by spot spraying to ensure that Eagle Rock continues to benefit from the past expenditure on the roadside weed barrier. Spraying is not done on areas where individual Members effectively manage roadside weeds.

There being no further business, the meeting was adjourned.

Prepared by: Peter Flynn

January 7, 2020