

## Minutes, Directors' Meeting, January 2021

### Eagle Rock HOA

Following the election of Directors by the Members of the HOA at the Annual General Meeting of January 7, 2021, Peter Flynn (President) called a Directors Meeting for 5 PM January 7, 2021, at 750 Rhapsody Rd., Sedona. Members were notified of the meeting and their ability to attend if interested. The meeting was conducted over Zoom.

The following Board Members were in attendance:

John Cantello  
Peter Flynn  
Carsten Holm  
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.** The motion was passed unanimously.

3. The 2020 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, 2021.** The motion was passed unanimously.

4. Two Members have commented on the low pile on Lot 23 that is likely left over from the demolition of the original house: the pile has subsided somewhat over the years, and is now perhaps 4 ft. ±. The owner of Lot 23 declined to cost share any work on this but has no concern if the HOA removes the pile. John Cantello got a quote of \$1,200 to \$1,800 for the work. Directors discussed whether to proceed, spreading dirt and rocks on the lot but removing any construction debris. Directors noted the seeming high price of the quote, which may reflect the high degree of subcontractor utilization in Sedona at the moment. Directors decided not to bring a motion forward at this time to change the status quo unless at some point in the future it could be coordinated with a home under construction, at a lower cost.

5. 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, 2021