

Minutes, Directors' Meeting, January 2023

Eagle Rock HOA

Following the election of Directors by the Members of the HOA at the Annual General Meeting of January 11, 2023, Peter Flynn (President) called a Directors Meeting for 5:00 PM January 9, 2024, 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:

Libbie Bock
John Cantello
Peter Flynn
Carsten Holm
Patrick McInnis
Marty Oaks

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

Officers:

President	Peter Flynn
Vice President and Treasurer	Marty Oaks
Secretary	Patrick McInnis

Architectural Review Committee:

Chair	Marty Oaks
Member	Lori Roesch
Member	John Cantello
Alternate	Carsten Holm, Steve West (participates in all discussions, only votes if one of the above steps down due to a conflict)

Nominating Committee:

Chair	Peter Flynn
Member	Marty Oaks

The motion was passed.

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. Statements are posted on the HOA website.

3. The Directors noted again the need to build and 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, in particular the CCR prohibition on rentals less than 30 days. The Board noted that the 2023 assessment provided an addition to the reserve in addition to covering anticipated expenses. **Motion: The annual Assessment for 2024 be set at \$350 per Member (Lot), due February 15, 2024, the same level as 2023.** The motion passed.

4. The Board discussed recent information regarding an HOA's authority to regulate parking. In particular, it is not clear that any HOA has any authority to regulate parking on publicly funded streets, and hence the Board will cease enforcement efforts in this regard, using persuasion as a first response if a problem arises. The Board noted a past incident of unsafe parking congestion related to the operation of a business from a residence in Eagle Rock, for which action was taken based on the prohibition of such operation.

5. The Board discussed the role of the HOA in addressing potential problems with maintenance of homes and landscaping within building envelopes. The Board agreed that formalization of a process was not required, and that problems would be addressed by Board Members on a case by case basis.

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. The Board noted that spraying is spot only, not broadcast, and hence 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 15, 2023