

Minutes, Directors' Meeting, January 2022

Eagle Rock HOA

Following the election of Directors by the Members of the HOA at the Annual General Meeting of January 10, 2022, Peter Flynn (President) called a Directors Meeting for 5:30 PM January 10, 2022, 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
Marty Oaks

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	Marty Oaks
Secretary	Patrick McInnis

Architectural Review Committee:

Chair	Marty Oaks
Member	Lori Roesch
Member	Peter Flynn
Alternate	Carsten Holm, Steve West (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 2021 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, in particular the CCR prohibition on rentals less than 30 days. Given the high interest throughout Sedona in flipping houses to short term rentals, in full evidence during a recent sale in Eagle Rock, the Board recommended a 20% increase in the annual assessment.

Motion: The annual Assessment for 2022 be set at \$300 per Member (Lot), due February 15, 2022. The motion was passed unanimously.

4. The Directors discussed signing authority for the HOA account, and 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 11, 2022