

## Town Homes at Red Rock Meadows Board of Directors Meeting Minutes January 10, 2026

### Board Members Present:

Amber Watkins, Adrienne Prunty, Michael Prunty, John Rankin, Paul Davison, Tharen Leesch

### Call to Order:

The meeting was called to order at **10:01 a.m.**

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## New Business

### President's Report

- The President requested that any **2025 HOA documents** be forwarded to both the President and Secretary for scanning and archiving.
- **Rental Policy – Draft 1:**
  - The first draft of the **Short-Term and Long-Term Rental Policy** was distributed to Board members for review.
  - Discussion included the need to clearly state that the HOA must be informed when a property is converted to a rental, including whether it is short-term or long-term.
  - The purpose is to allow the HOA to contact renters directly regarding issues, rather than contacting the homeowner first.
  - **Motion:** To table further discussion until Board members have time for detailed review.
    - Motion by Tharen, seconded by John.
    - **Motion carried.**

### Covenant / ACC Violations – Observations

- The Board noted an increase in apparent covenant violations, including:
  - Garbage cans left in view
  - Trailers parked in front of homes
  - Garbage cans stored along the side of homes

- Parking in the roadway and vehicles driving on the boulevard
  - The Board discussed whether periodic reminder notices or formal violation notices should be sent to homeowners.
  - A question was raised regarding whether downtown parking allowances (one tire on curb/sidewalk for larger vehicles) apply in residential areas.
  - John noted he does not recall this being an issue in prior years and reiterated that the covenants prohibit parking in the street.
  - Paul stated he does not object to temporary daytime street parking.
  - No action was taken at this time.
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### Vice President's Report

- **Snow Removal:**
    - Snow removal services were completed once this season, although snowfall did not meet the two-inch threshold.
    - There have been no complaints regarding snow removal to date.
    - The President confirmed no concerns have been reported.
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### Treasurer's Report

- A **new homeowner** at **6823 Cog Hill** submitted an ACH application and Owner Profile.
- **Annual HOA invoices** were compiled and mailed on **December 1, 2025**. One homeowner has not yet paid dues.
- **Budget Review:**
  - 2025 year-end closing reviewed.
  - 2026 projected budget discussed:
    - Landscaping costs increased from **\$81,306.72** to **\$88,698.24**.
    - Bank fees cannot be accurately projected until approximately one full month of 2026 completed.

- Insurance and website fees have increased.
  - Due to these increases, **\$3,352.64** will be drawn from reserves.
  - HOA dues will **not** be increased for 2026, though a potential increase may be considered for 2027.
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## Secretary / ACC Updates

- The meeting minutes dated 11/08/2025 have been reviewed and approved; whereas; make a motion dated 11/13/2025 to accept/approve the attached minutes. Adrienne Prunty has reviewed and second the Motion to accept/ approve. Request all those in favor to accept/approve acknowledge in an email response. Please respond and then the minutes will be forwarded to post on the website.
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## Old Business

### 2026 Annual Meeting Planning

- **Date/Time:**
  - Proposed for the **third Saturday in May**, morning time.
  - Concerns noted regarding conflicts with school and soccer activities.
  - The Board agreed to try a Saturday meeting to potentially improve attendance.
  - Proxy collection will follow the same protocol as last year.
- **Food and Refreshments:**
  - Options discussed included BH Bagels, Starbucks coffee travelers (approximately \$20), and Safeway in-store bagels.
  - Final decision will be made once attendance numbers are clearer.
- **Guest Speaker:**
  - Potential guest speaker discussed, such as a police officer to address crime prevention and homeowner questions.

- One officer has volunteered.
  - It was noted that police patrols primarily make occasional loops through the neighborhood for visibility.
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### Open Forum / Additional Business

- **Next Board of Directors Meeting:**
    - **March 14, 2026 at 10:00 a.m.**, to be held at **Prunty's home**.
  - **Board Term Expirations Reviewed:**
    - Michael, Adrienne, and Amber – 2024
    - Paul – 2025
    - Tharen – 2023
    - John – 2024
  - **Case Files Assignment Log:**
    - Distributed for Board review.
    - Completed logs will be submitted to the Secretary.
    - Several cases remain open; landscaping agreements must be completed by **April 2026**.
  - **ACC Request – John:**
    - Request to change a circular flower bed to a square and potentially raise it rear yard and consider removal of boulevard sod replacing with landscaping rock.
    - No impact to mowing anticipated.
    - John was advised to submit two formal ACC requests for review to ensure consistency with covenant enforcement.
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## Adjournment

- **Motion:** To adjourn the meeting.
  - Motion by Tharen, seconded by John.
  - **Motion carried.**
- The meeting was adjourned at **10:46 a.m.**