

## **Town Homes of Red Rock Meadows**

### **Annual Meeting Minutes**

**Date:** April 23, 2025

**Time:** 5:30 PM

**Meeting Called to Order:** 5:59 PM

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#### **Board of Directors Attendance**

- Amber Watkins
  - Paul Davidson
  - John Rankin
  - Michael Prunty
  - Adrienne Prunty
  - Tharen Leesch (Excused)
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#### **1. Introductions & Quorum Confirmation**

- The meeting was called to order by Michael Prunty at 5:59 PM.
  - Board members introduced themselves.
  - A valid quorum was confirmed.
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#### **2. New Business**

##### **A. President's Report – Michael Prunty**

##### **Achievements:**

- Implemented a cash management program with Pioneer Bank.
- Adopted a Violation and Fine Policy around September 2024.

##### **Architectural Control Committee (ACC) & Violation Summary:**

- **2024:**
  - 4 ACC requests submitted
  - 7 violation reports issued (first-level notices)
    - 2 escalated to second-level violations under the progressive fine structure
- **2025 (Year-to-Date):**
  - 1 ACC request submitted

- 5 new violation reports
  - 2 remain unresolved:
    - One for lot appearance
    - One for nonpayment of assessments

**Resident Question – Kyle Young:**

Kyle raised concerns regarding the HOA's authority to issue fines, citing Covenants (Article V, Section 1), which only mention annual and special assessments.

**Board Response:**

- *Michael Prunty:*
  - Explained that legal counsel reviewed and approved the Violation Policy, confirming its enforceability.
  - Will follow up with Kyle Young via email for further discussion.
- *John Rankin:*
  - Noted that while the covenants outline financial responsibilities, the bylaws empower the Board to enforce compliance through policies.
  - Stated the policy was created in response to repeated noncompliance issues.

**Further Discussion – Kyle Young:**

- Expressed concern about potential impacts on property sales due to strict enforcement.
- *Michael Prunty:* Reiterated that the Board's role is to maintain property standards and community value.

**B. Board Nominations**

- Paul Davidson was nominated for a new 3-year term.
- Motion by Dick Christoffer, seconded, and passed unanimously.

**C. Treasurer's Report – Adrienne Prunty**

**Financial Overview:**

- Monthly HOA fees remain unchanged.
- Landscaping costs unchanged.

- Minor legal fees incurred in 2024.
- Petty cash increased from \$50 (2024) to \$100 (2025); Treasurer now holds a debit card.
- 2024 financials distributed to attendees.

**Motions:**

- *2024 Financials*: Motion to accept by Michael Prunty, seconded by Paul Davidson – approved unanimously.
- *2025 Projected Financials*: Motion to accept by Michael Prunty, seconded by John Rankin – approved unanimously.

**Resident Question – Kyle Young:**

- Asked whether legal fees are anticipated in 2025.
  - *Response (Adrianne Prunty)*: Only if violations escalate to legal proceedings.
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**D. Secretary/ACC Director – Amber Watkins**

- The ACC is working on a proactive spring landscaping plan to maintain community aesthetics.
- Homeowners must address deficiencies and submit ACC requests for significant changes.
- "When in doubt, please just fill one out."

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## **E. Vice President's Report – Paul Davidson**

### **Landscape & Snow Contract:**

- New 3-year contract (2025–2027) signed at the end of 2024 (available on HOA website).
- Services include lawn care, fertilization, weed control, seasonal cleanup, sprinkler services, and snow removal.
- No cost increase for 2025.

### **Homeowner Responsibilities:**

- Homeowners must maintain rock beds (weed and grass removal).
- Weed killer does not affect grass—manual removal may be needed.

### **Spring Services:**

- Cleanup scheduled for Tuesday/Wednesday of next week.
- Sprinkler activation is expected by the weekend (pending weather).
- Homeowners must clear yards of toys and pet waste (deer droppings are acceptable).

### **Sprinkler Timing Concern – John Rankin:**

- Raised concern that weekday scheduling is inconvenient for working residents.
- *Response:* Paul will discuss with vendor (Rick) to shift services toward Friday/Saturday.

### **Resident Question – Kyle Young:**

- Concerned about siding availability (color matching issue).
- *Response:*
  - Matching siding is available, though sizes differ slightly.
  - Paul will email product and color details (from Knecht).
  - Confirmed the touch-up paint provides a good match.

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### 3. Old Business

#### Late Payment Violation – VIO25-3:

- 2025 annual assessment has been paid.
  - Late fees and interest are still outstanding.
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### 4. Open Forum

#### Truck Traffic Concerns – Kyle Young:

- Suggested adding traffic calming measures (e.g., horizontal speed bumps).

#### Discussion:

- *Dan*: Noted the City only addressed West Boulevard.
- *Paul*: Mentioned prior use of PD radar signs, which helped.
- *Adrianne*: City denied multiple requests for traffic calming.
- *Michael*: HOA cannot implement traffic measures independently.
- *Kyle*: Proposed allowing street parking to slow traffic.
- *Michael*: Street parking is prohibited per HOA covenants.

#### Additional Items Submitted via Email:

- To be added to the minutes as applicable.
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### 5. Adjournment

#### Next Board Meeting:

- **Date**: May 10, 2025
- **Time**: 10:00 AM
- **Location**: Prunty Residence

**Motion to Adjourn:**

- Made by Michael Prunty, seconded by John Rankin – approved unanimously.
  - Meeting adjourned at 6:45 PM.
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**Post-Meeting Motions (Decided via Email)****March 25, 2025**

- *Motion:* Michael Prunty - Approve meeting minutes dated March 22, 2025.
- *Second:* Adrienne Prunty
- *Outcome:* Approved by BOD; forwarded to Jeff Rohr for website posting.

**March 26, 2025**

- *Motion:* Michael Prunty - Approve Annual Meeting Minutes dated May 22, 2024.
- *Second:* Adrienne Prunty
- *Outcome:* Approved by BOD. As these minutes are from a prior Board administration, they will be archived on the current President and Secretary's thumb drives for future reference.