Town Homes at Red Rock Meadows

MINUTES

October 10, 2026

I. INTRODUCTION:

A) Meeting called to ORDER at 10:00 AM.

B) Attendance present: Michael Prunty, Paul Davidson, Adrianne Prunty, Amber Watkins, and John Rankin.

II. NEW BUSINESS:

A) President

Violation Status

- VIO26-008 1) Trees and 2) Landscaping Referral Level 2 - Motion by Michael to Rescind fine/close as Unfounded appears tree still has a life. John second Motion and all approved by the Board.
- VIO26-009 1) Trees and 2) Landscaping Referral Level 2 - Open/MOA
- VIO26-010 1) Trees and 2) Landscaping Referral Level 1 - Open/MOA
- VIO26-011 1) Trees and 2) Landscaping Referral Level 1 - Open/MOA
- VIO26-014 Trash referral ACC Level 1/Courtesy - Open

*The Violation Report VIO26-008 and VIO26-009, dtd 07/24/2026 has not been resolved as a Level 1/MOA. Therefore, after review make a Motion dtd 08/26/26 to the Board to assess a fine and move violation to a Level 2 pursuant to the Fines and Violation Policy. Adrianne Prunty has reviewed and second the Motion. Request all those in favor to accept/approve Level 2 acknowledge in an email response. All those opposed to acknowledge such in an email response - approved.

B) Vice President

- Speed Radar data discussion.

Speed Data
Average speed: 26
Under 25: 45%
26-27: 19%
28-29: 17%
30-31: 10%
32-33: 5%
34-35: 2%
36+: <2%
Highest traffic: 3-5 PM
Majority of speeding: 7AM & 5P

C) Treasurer

- VIO26-003 Non Payment of Assessment invoice for payment - open/pending

* Pursuant to Treasurer request, Michael Prunty, President, has made a Motion dtd 08/10/26 to render reimbursement of a $258.13 annual Web Site and Domain fees to Jeff Rohr. These fees have been invoiced and paid by Jeff; whereas, forwarded for reimbursement. Michael Prunty has reviewed and second the Motion to accept/approve. Request all those in favor to accept/approve acknowledge in an email response. All those opposed to acknowledge such in an email response - approved.

D) Secretary

- ACC Request Submission(s)

ACC26-012 dtd 09/03/26 - approved
ACC26-013 dtd 08/31/26 - approved

*The Meeting Minutes dtd 08/08/26 have been reviewed and approved; whereas, Michael Prunty, President, make a Motion dtd 08/09/26 to accept/approve the attached Minutes. Adrianne Prunty reviewed and second the Motion to accept/ approve. Request all those in favor to accept/approve acknowledge in an email response. All those opposed to acknowledge such in an email response. Upon approval Minutes will be forwarded to post on our web site. - approved.

III. OLD BUSINESS

IV. OPEN FORUM

- There were a number of concerns brought to the attention of the Board. The discussion focused on overhanging trees/foliage on sidewalks, sidewalks in need of repair and/or replacement, and a vehicle parking on boulevard. The Board decided that a written letter would be mailed to the individual owners concerning the tree issue. Board members met with Code Enforcement personnel who would inspect to access the need for any further action regarding the parked vehicle. Furthermore, that the sidewalks are the responsibility of the property owner, but would inspect to evaluate the need for action regarding any potential safety and/or trip hazards.

- Next Saturday, December 12, 2026 @ Paul Davidson residence.

V. ADJOURNMENT

Michael made a Motion to adjourn the meeting. Paul second the Motion which carried unanimously.

Adjourned at 10:35 AM.