

## Town Homes at Red Rock Meadows HOA

### Board Meeting Minutes

March 14, 2026 | 10:00 AM

---

#### I. Call to Order

The meeting was called to order at **10:16 AM** by President Michael Prunty.

#### Board Members Present:

Michael Prunty, Adrienne Prunty, Amber Watkins, John Rankin, Tharen Leech, Paul Davidson

---

#### II. New Business

##### A. President's Report

- All 2025 documents have been forwarded to the President and Secretary for scanning and archiving.
- **Annual Meeting Notifications Timeline:**
  - First Notice (6 weeks prior): April 25, 2026
  - Second Notice (4 weeks prior): May 2, 2026
  - Proxy Collection (2 weeks prior): Beginning May 15, 2026
- Board members will be assigned homeowners for **proxy collection**, with an emphasis on face-to-face engagement. Clipboards will be provided for tracking. The Board discussed prior challenges with low proxy returns and emphasized the importance of participation to meet quorum requirements.
- Email will be used for the initial meeting notice. Proxy collection will be used as a last resort if quorum is not met.
- Additional communication methods (e.g., website updates) will be utilized to improve homeowner engagement.
- **2026 Annual Meeting Proposal:**
  - Date: Saturday, May 30, 2026

- Refreshments: 9:30 AM – 10:00 AM (coffee and bagels)
  - Meeting: 10:00 AM – 11:00 AM
  - Guest Speaker: 11:00 AM – 11:30 AM (confirmed)
- 

## **B. Vice President's Report**

- The guest speaker has been contacted and provided with potential discussion topics, including:
    - Neighborhood safety (problers)
    - Traffic concerns (speed limits, stop signs)
    - Recent speed limit changes (30 MPH to 25 MPH)
    - Crime Prevention Through Environmental Design (landscaping, lighting, visibility)
  - Additional topic suggestions will be gathered and forwarded prior to the meeting.
- 

## **C. Treasurer's Report**

- **Violation VIO26-001: Non-Payment of Annual Dues**
  - Account is over 60 days delinquent.
  - Invoices and late fees have been issued monthly.
  - Board discussed next steps:
    - Issue a final notice with a deadline for payment
    - Notify homeowner of intent to file a lien if unresolved
    - Include interest, legal, and administrative fees in lien
    - Consider attorney involvement or small claims court if necessary
- **Violation VIO26-002: Non-Payment of Annual Dues**
  - Resolved; account is current.

- **Budget Review:**
    - 2025 financials finalized with minor updates (bank fees confirmed unchanged)
    - 2026 projected budget updated; \$25 in fines collected to date
    - Budget approved for presentation at the Annual Meeting
- 

#### **D. Secretary's Report**

- **January 10, 2026 Meeting Minutes**
    - Reviewed and approved.
    - Motion to approve made on January 18, 2026; seconded by Adrienne Prunty.
    - Final approval to be confirmed via email vote before posting to the HOA website.
  - **Tree Compliance**
    - Four properties remain non-compliant.
    - Reminder letters will be sent by Amber Watkins.
  - **Tree Requirements Discussion**
    - Requirement: medium-sized tree with maximum canopy of 25 feet.
    - Clarification needed on acceptable tree types (e.g., evergreen vs. other).
    - Further review of governing documents and local guidelines will be conducted.
    - Additional clarification may be included in homeowner communications.
- 

#### **III. Old Business**

##### **Short/Long-Term Rental Policy (Draft Review)**

- The Board discussed the proposed rental policy intended to limit short-term rentals.
  - Concerns raised:
    - Potential conflict with homeowner property rights
    - Lack of existing authority in current covenants
    - Enforcement challenges and administrative burden
    - Potential legal risks and liabilities
  - General consensus:
    - Focus on holding homeowners accountable for violations rather than restricting lease terms
    - Address issues through existing enforcement procedures
  - **Motion:**

To discontinue further development of the rental policy and continue current enforcement practices.

    - Motion made by Michael Prunty
    - Seconded by Tharen Leech and John Rankin
    - **Motion carried**
- 

#### IV. Open Forum

- **Next Meeting:**

Annual Meeting scheduled for **May 30, 2026 at 9:30 AM**
  - **Board Election Update:**

Tharen Leech indicated he is unlikely to seek reelection due to a potential move.
- 

#### V. Adjournment

- Motion to adjourn made by Michael Prunty and seconded by John Rankin.

- Meeting adjourned at 11:11 AM.