

Townhomes at Red Rock Meadows

Board of Directors Meeting – June 8, 2024

The meeting was called to order by John @ 3:05 PM.

PRESENT: Amber Watkins, John Rankin, Paul Davidson, Tharen Leesch, Adrienne Prunty and Michael Prunty.

ABSENT: N/A

New Business:

- It was brought up that Tasha, who has served the board diligently, would need to resign from her position as the Secretary/Treasurer. John indicated that her time was up at the annual meeting and that she had not been nominated again. There is no need for a resignation letter, although she is willing to provide one if necessary.
- **Board Positions:**
 - President: Paul motioned to nominate Mike Prunty as President of the Board; Adrienne seconded the Motion. Motion passed.
 - Secretary: Paul motioned to nominate Amber Watkins as Secretary of the Board; Adrienne seconded the Motion. Motion passed.
 - Vice President: Mike motioned to nominate Paul Davidson as the Vice President of the Board; Amber seconded the Motion. Motion passed.
 - Treasurer: Amber motioned to nominate Adrienne Prunty as Treasurer of the Board; Paul seconded the Motion. Motion passed.
 - Assistant Treasurer: John Rankin was nominated as Assistant Treasurer of the Board; a motion was passed due to a conflict of interest between the Treasurer and President.
 - Member-At-Large: Tharen Leesch
- It was discussed how to provide the new President and Treasurer signature capabilities on the account. Meeting minutes must be provided to the bank, and changes can be made. Amber questioned whether we should have only two signatures from the same household on the account. It was determined that we should keep a third person on to provide transparency. John will bring the new individuals to the bank to update signature cards. John Rankin was voted in as the Assistant Treasurer to keep his signature capabilities on the account. He will also have access to the bank statements to ensure transparency.
- **Street Parking:** The start of the resolution to clean up the street parking would be to send out in a homeowner-wide reminder to the covenants. We will also provide that notice to the landlords for those townhomes that are rental properties.

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- Paul received an email from a homeowner regarding a tree issue. Paul has agreed to forward the email to John, and they will investigate the problem and find a resolution.
- Jeff Rohr is the webmaster and will need the name, phone number, position, and photo of new board members to update the website.
- **Nomination Committee:** Each position holds a 3-year term. Paul has one more year left and can be renominated. Tharen has two more years. John was off the board for over a year, so he is eligible to restart his 3-year term. This will occur on a rotating frequency; therefore, every three years will not consist of all new board members.
- **Future Board Meetings:** Paul indicated that in prior years, the Board had never met more than every few months. John suggested that we ensure certain things are being accomplished and that the board meets every month through the third quarter (July-August) and revisit the frequency of the meetings at that time. This is with the caveat that the board can meet whenever an issue arises and is needed. The next board meeting will be July 9, 2024, @ 5:30 PM at Paul's residence. It was agreed the Secretary would complete the meeting minutes within 7-10 days from the prior meeting so that the meetings could be uploaded to the website promptly.
- Several board members were contacted by various homeowners regarding unsightly issues in the housing area. It was determined that the board has the right to intervene when necessary. It was agreed that these issues need to be addressed. The board of directors will walk through the neighborhood and make notes of the problems/house numbers. Letters will be written to those not in compliance and request that they get the issue cleaned up within 14 days. Mike wants to direct people to the website for bulletins and other information. The board will ask Jeff to determine our limitations with the new website. It was also suggested that we turn the ACC into a Compliance Committee. The board will get additional information on these issues and readdress at the next meeting.
- **Yard Service:** Paul and Tharen are contacting Rick regarding the yard service. Tharen received complaints from homeowners about the yard not getting dethatched. Both Adrienne and Paul indicated they saw their yards being completed. It was determined we would narrow down communications with Rick to only Paul (Vice President).
- Paul has previously taken on the secretarial duties of the board. He maintains the homeowner roster, meeting minutes, bylaws, covenants, etc. It was determined that Mike would take the flash drive and make a duplicate. As the new secretary, Amber will keep ahold of the current flash drive and add items to it.
- John motioned to adjourn the meeting, and everyone seconded that motion. Meeting adjourned.

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- **Next Board Meeting: July 9, 2024 @ 5:30 PM.**