

**TOWN HOMES AT RED ROCK MEADOWS HOA
ANNUAL MEETING MINUTES**

Date: May 30, 2026

Scheduled Time: 9:30 AM

Meeting Called to Order: 10:00 AM

Board Members Present:

- Amber Watkins, Secretary/ACC Director
 - Adrienne Prunty, Treasurer
 - Paul Davidson, Vice President
 - Michael Prunty, President
 - John Rankin, Vice Treasurer
 - Tharen Leesch, Member at Large
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Introduction

President Michael Prunty called the Annual Meeting to order at 10:00 AM and welcomed homeowners in attendance.

Officer Reports

President's Report

Tharen Leesch membership is up and he will not be renewing.

Michael Prunty reported that since April 23, 2026, the Association addressed ten (10) covenant violations. All violations have been resolved, and no fines were assessed. Violations included issues such as trash storage and utility trailers parked in driveways.

Additionally, two covenant violations were initiated by the ACC Director. As ACC Director, Amber handled a total of eight violations during the reporting period. The Board utilized a Memorandum of Agreement process to provide homeowners additional time to correct violations when needed.

Homeowners were reminded that the Covenants, Bylaws, and governing documents are available online for review. Educational handouts regarding crime prevention and local ordinances will be distributed later in the meeting, and a law enforcement officer is scheduled to present information to residents later in the day on that topic.

The Violation Report VIO25-015 dated 08/07/2025 has not been resolved as a Level 1/MOA. Therefore, after review, make a Motion dated 05/01/26 to the Board to assess a fine and move violation to Level 2 pursuant to the Fines and Violation Policy. Adrienne 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. Update dated 05/02/26 resolved/closed

Vice President's Report

Paul provided an overview of the Association's landscaping and snow removal services. The HOA contract is a three year term to a single contractor for lawn care, fertilization, sprinkler maintenance, weed control, and snow removal. Snow removal is covered under the same contract rather than a per-event fee.

Key service information includes:

- Spring spraying of boulevard areas, with additional applications as needed.
- Fertilization is performed in the spring and fall.
- One annual weed-control treatment is applied during the spring fertilization process.
- Mowing is performed every Friday beginning at approximately 8:00 AM and generally concludes by noon.
- Crews begin in the southwest corner of Dunsmore and work northward.
- Rain may delay mowing schedules.

Homeowners are responsible for maintaining rock beds and landscaped areas surrounding their homes. Lawn care services extend only to the metal edging around rock beds. Weed and grass control within rock beds remains the homeowner's responsibility.

Homeowner Questions and Discussion

- Dawn Simon and Tim Bender raised concerns regarding weed trimming being cut too low and damaging turf. Paul agreed to discuss the issue with contractor Rick and request corrective measures.
- Concerns were raised regarding uneven mowing caused by zero-turn mowers. Paul stated he would address the issue with the contractor.
- Paul noted that aeration and edging services could be added to the contract at an additional cost. Individual homeowners may also arrange those services directly with the contractor.
- A homeowner asked about responsibility for removing a dead tree. Paul confirmed that tree maintenance and replacement are homeowner responsibilities.
- Michael reminded homeowners that each property is required to maintain three trees. Homeowners do not need ACC approval to remove or plant trees.
- Paul recommended using fertilizer tree spikes in the spring and fall to promote tree health.
- Discussion occurred regarding deer damage to younger trees and the importance of avoiding weed trimmer damage to tree bark.

Treasurer's Report

Adrienne reported one outstanding assessment collection matter (VIO26-3). The homeowner has paid the assessed fine but still owes accrued interest.

Budget Review

- The Association's annual expenses exceed \$90,000.
- Landscaping contract costs increased during the current budget year.
- Insurance expenses projected increase of approximately \$31.
- Additional landscaping expenses were funded through reserve funds.

Faith Rankin asked whether future landscaping contracts could be negotiated at a lower rate due to minimal snow removal needs during the previous winter.

Board responses included:

- The current contract is a three-year agreement and is renegotiated every three years.
- The Board will review recommendations from the Treasurer before presenting future contract proposals to the membership.
- Historically, contract costs tend to increase upon renewal.
- Any transition to a different contractor would require substantial advance planning.
- Paul noted that using a single contractor for multiple services is likely more cost-effective than managing separate vendors.
- Tharen reported that during the last contract review process, two additional bids were obtained and found to be comparable in price.

Motion: Michael moved to approve the Treasurer's Report.

Result: Motion carried.

Add to Meeting Minutes dated 05/30/26 - Adrienne Prunty, Treasurer, has made a Motion dated 04/21 /26 to render reimbursement of a \$10.25 service fee to John Rankin. This service fee has been invoiced by John when he completed the required 2026 SD Secretary of State Annual report. Michael Prunty has reviewed and seconded 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.

Secretary / ACC Report

Over the past year, the Architectural Control Committee focused on improving overall yard compliance within our community, specifically addressing the covenant requirement that each property maintain a minimum of three trees on their lot.

In spring 2025, formal notices were sent to homeowners whose properties did not meet this and various other requirements. These letters outlined the deficiency and provided a clear timeline for correction, requesting compliance by a specific date. In recognition of seasonal planting challenges and to allow homeowners sufficient time to plan and complete tree planting the deadline for that was extended to April 30, 2026. We had a great response to the tree planting.

The response from the community has been very positive. Homeowners took action to bring their properties into compliance without issue.

This initiative has resulted in a noticeable improvement to the overall appearance of the neighborhood, contributing to increased curb appeal, property value, and consistency with our community standards.

I would like to thank all homeowners for their cooperation and commitment to maintaining the quality and integrity of our neighborhood.

Discussion focused on homeowner maintenance responsibilities.

- Lorie asked whether utility-area landscaping falls under the lawn care contract. Paul clarified that maintenance of utility areas is the homeowner's responsibility.
- Aspen Ridge and local rock suppliers in Black Hawk and on Deadwood Avenue were suggested as potential landscaping material vendors.
- Michael noted that Aspen Ridge sells landscaping rock by the yard and offers delivery services.
- Tim asked whether the landscaping contractor maintains boulevard areas. Paul confirmed boulevard maintenance is included, but utility-area maintenance is not.
- The Board agreed to further discuss concerns regarding overall homeowner property maintenance and possible future options.

The meeting Minutes dated 03/14/26 have been reviewed and approved; whereas make a Motion dated 03/23/26 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 web site -approved.

Open Forum

Board Membership

Faith Rankin asked whether a replacement Board member would be appointed due to Tharen's departure.

Michael responded that no replacement is necessary at this time because the Board will continue to have five members, which satisfies governing requirements.

Sprinkler System Maintenance

Several homeowners discussed sprinkler repair responsibilities.

- One homeowner reported a broken sprinkler head that had not yet been repaired.
- The Board clarified that most sprinkler maintenance is the responsibility of individual homeowners.
- If damage is caused by the contractor, repairs are generally made by the contractor at no additional charge.
- During spring startup, the contractor often identifies and repairs minor sprinkler issues.
- Faith expressed concern that sprinkler repairs should be handled by the contractor.
- Tim shared a prior experience in which he contacted the contractor directly and the issue was resolved.
- Another homeowner reported a brittle PVC pipe failure that caused significant water leakage when the system was activated.

Landscaping Value Discussion

A homeowner noted that a friend in a nearby subdivision pays approximately \$70 per week for lawn care services and commented that Red Rock Meadows homeowners receive substantial value through the Association's landscaping contract.

Community Garage Sale

Tharen asked whether homeowners would be interested in organizing a community-wide garage sale. Several homeowners expressed interest in the idea.

Upcoming Board Meeting

The next Board Meeting is scheduled for:

June 27, 2026, at 10:00 AM @ the Prunty Residence

Adjournment

Motion to adjourn was made at 10:47 AM.

Motion seconded.

Result: Motion carried.

Meeting adjourned at 10:50 AM.