



**RMMA HOA Board of Directors Meeting  
Record of Proceedings – February 18, 2025**

**Call to Order**

February 18, 2025, RMMA Board of Directors meeting was called to order at 3:04 PM.

Quorum was reached with all Directors in attendance, Jim Coryer, Forrest Ramsel, Mary Ann Griffith, George Gromke and David Sardinta. Community Manager, Mark Nickel, was present and recorded the minutes.

**Approval of Minutes**

Minutes from Jan. 21<sup>st</sup>, 2025, Board meeting was reviewed, Forrest R. motioned to approve, Jim C. seconded the motion and the January 21, 2025, meeting minutes were unanimously approved.

**Regular Business**

1. HOA/DRC Report – CM, Mark Nickel provided the Board with updates on recent communications with owners, vendors and contractors. Mark reviewed the recent letter to owners regarding the postponement of proposed 2025 Special Assessment while the Board continues to research solutions for the major erosion and landscaping needs along W Ridges Blvd from Mariposa Rd to Ventana Ct. Mark provided a progress report on the new Flock Security Camera system and interests an owner has in preparing a parcel of land he holds for open space use. Mark also updated the Board on 2025 HOA annual dues assessments stating that owner statements would be mailed March 1<sup>st</sup> by the HOAs accounting firm with the due date scheduled for March 31<sup>st</sup>. Mark will also be sending out a Newsletter informing all owners to be on the lookout for their statements. Mark concluded with a DRC update acknowledging three new homes were under review along with two other new projects pending.
2. Financial Update – President, Forrest Ramsel & Treasurer, David Sardinta provided January financial statements. Forrest also raised concerns with the cost of Pet Sanitation services, that the expense was over budget in 2024 and again expected in 2025.

**Old Business**

1. The topic of adding two new members to the Board of Directors was briefly discussed and it was determined that adding new members should be addressed at the Annual meeting allowing all members to participate.
2. Flock Security system and assessment billing updates were provided in the community managers' report above.
3. The Board continued discussion of ideas and plans on the proposed erosion control project at the NE entrance to the community. The Board is interested in consulting with engineers and landscape designers, agreeing that a designer should prepare plans for Tract A and an engineer to provide plans for the hillside above Redlands Mesa Dr mailboxes. A resident landscaper is working on plans to develop irrigation and vegetation/shrubs in the area.

**New Business**

1. Forrest announced that the 2024 HOA Taxes were submitted with a state tax amount of \$5 and Federal tax in the amount of \$39, due to interest income in the HOAs operating and reserve accounts.
2. Forrest updated the Board on RFP for the HOAs five-year Reserve Study. He learned the company providing our last study still required another on-site review, had raised their prices, had questionable availability and response concerns. Forrest also stated that he learned that HOAs may conduct their own in-house study without need for outside consultation. A motion was made to conduct the study in-house, seconded and unanimously approved.
3. Mary Ann G. raised concerns with the decision on who should have signatory authority for check signing and banking activity and felt only Board officers should be authorized to sign checks. The Board agreed to have President, Forrest Ramsel, Treasurer, David Sardinta and VP, George Gromke as authorized account signers.
4. Forrest opened discussion on having a Pergola installed over the mailbox center on Hill View Dr, to be consistent with other areas in the community. Mark will seek capable contractors, designs and proposals for the Pergola.



5. Forrest raised questions on needed landscape review, open irrigation lines and adding new plants throughout the community. Mark is meeting with our landscaping contractor to review all the items and create a plan for 2025.
6. Mark is working on implementing a Drop Box interactive participation tool for Association related activities, tasks and involved participants with major projects. It is in process and will be updated to the Board at next meeting.
7. The Board presented the Community Manager, Mark Nickel, with a one-year contract extension. Both parties discussed the terms of the agreement to include extending management services through January 31, 2026. Mark accepted the terms of the agreement, the Board made a motion to approve the agreement, it was seconded and unanimously approved.

**Adjournment**

February 18, 2025 BOD meeting adjourned at 6:05 PM.

**Next Meeting Date**

**TBD** – Current Regular BOD meeting schedule – 3<sup>rd</sup> Thursday of each month.