



**RMMA HOA Board of Directors Meeting  
Record of Proceedings – March 20, 2025**

**Call to Order**

**March 20, 2025, RMMA Board of Directors meeting was called to order at 3:11 PM.**

The quorum was reached with four Directors present including Forrest Ramsel, Mary Ann Griffith, George Gromke and David Sardinta. Jim Coryer was absent/excused, Community Manager, Mark Nickel, was present and recorded minutes.

**Approval of Minutes**

Minutes from February 18, 2025, Board meeting were reviewed. George G. motioned to approve and seconded by David S. The February 18, 2025, meeting minutes were unanimously approved.

**Regular Business**

- **Financial Update** – Treasurer, David Sardinta provided the financial report noting that overall expenses were mostly on track with budget except for Security expenses which were over due to costs associated with installation of a 4<sup>th</sup> camera. He also noted that two expense items were misallocated, and Mark will have the bookkeeper make corrections. Mark updated the status on annual receipts and said that many owners did not receive mailed statements. Accounting will re-send statements to owners with balances due after March 31<sup>st</sup>.
- **HOA/DRC Report** – Mark provided the HOA/DRC update reporting on the erosion control and landscape projects under consideration. The board is also considering other options including excavators to clear existing check-dams and create drainage trenches along W Ridges Blvd. Irrigation to support vegetation is being considered but costs, timers and services are a concern. Mark is to meet with a landscape designer to review conditions and landscaping on Tract A. Mark updated DRC activity with four homes under construction and two under review.

**Old Business**

- Mark reported the Flock Security Camera system is operational and working well but is slightly over budget due to the addition of a fourth camera at Hill View Dr, which is scheduled for installation in April.
- A Dropbox system was developed for Board members to review and participate in ongoing projects.
- Mark reported that owner assessments are arriving slower than expected due to statements not received by owners. Mark is working with accounting to determine the cause and requesting they resend around April 1<sup>st</sup>.
- Discussion of the association reserve study renewal process was moved to the April 15<sup>th</sup> meeting.
- Pergola construction over mailboxes on Hill View Dr and Meridian Loop was addressed with a request for proposals and to determine cost and if viable for further consideration.
- The erosion control project update was provided in the HOA report. Mark is also scheduled to meet with a landscape designer to provide plans for the area along Tract A and above the Redlands Mesa Dr mailboxes.

**New Business**

- The board voted on and approved three members to join the DRC committee. Dennis Bailey and Dick Thompson were approved to join the committee on 11/19/24 and Marilyn Drury was approved at this meeting, 3/20/25.
- The Board discussed finding an HOA attorney specializing in HOA law with the first order of business to determine HOA responsibility regarding water run-off and erosion concerns coming from HOA owned land.
- The Board discussed landscaping refurbishment for all existing community areas, adding new ground cover, DG, plantings, rock work, etc. Mark will have landscape contractor Lush Green provide proposals and phasing.

**Adjournment**

- **March 20, 2025, BOD meeting adjourned at 5:05 PM.**

**Next Meeting Date**

- **May 20, 2025 – 3:00 PM (3<sup>rd</sup> Tuesday Each Month)**