



**RMMA HOA Board of Directors Meeting
Record of Proceedings – April 15, 2025**

Call to Order

April 15, 2025, RMMA Board of Directors meeting was called to order at 3:03 PM.

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

Approval of Minutes

Minutes from March 20, 2025, Board meeting reviewed. J. Coryer motioned to approve, seconded by D. Sardinta. March 20, 2025, meeting minutes were unanimously approved.

Regular Business

- **Financial Update** – Treasurer, David Sardinta provided the financial report noting that two expense items were misallocated last month. CM confirmed that he and the bookkeeper made all necessary corrections. CM also updated status on annual dues receipts confirming that most owners did not receive their statements by mail. The reasons why the invoices were not mailed were suspected that the accounting firm failed to mail them or the post office may have lost them. A conclusion to the cause was not able to be determined at this time. CM sent emails notifying owners that assessments were due and mailing statements to all outstanding accounts, since the accounting firm is in the middle of tax preparations and may not have the time or staff available.
- **HOA/DRC Report** – CM provided an update on the erosion control and landscape projects under consideration. An excavator cleaned the existing check-dam above the mailbox and is providing a bid to create a drain trench along W Ridges Blvd. CM is also scheduled to meet with a landscape designer to prepare a design for Tract A. Some BOD members showed interest in attending the meeting which is scheduled for April 22nd.

Old Business

- CM reported on the Flock Security Camera system stating that it is working well and a site survey/installation for a 4th camera on Hill View Dr is scheduled in April, providing all RM community entrances w/ camera surveillance.
- Owner dues assessment update provided by CM in HOA update.
- Discussion continued regarding the HOA Reserve Study renewal process and CM reported that work on updating the reserve study is still underway.
- The request to have mailbox Pergolas constructed at Hill View Dr and Meridian Loop was discussed with CM informing the BOD that contractors are preparing bids and will follow up at the May 20th BOD meeting.
- Erosion control/landscaping update was also provided in the HOA report.

New Business

- Further discussion on an owner interested in turning a 5-acre parcel he owns into a community walking path area was held. The BOD suggested that DRC review the owner's requests for fencing and community space.
- Proposal reviews for the Pergola project and community landscaping refurbishment were moved to May 20th.
- CM updated the Board on a conversation with the HOAs attorney specifically to help determine what the HOA has in responsibility regarding water run-off and erosion concerns of water from HOA owned land. The attorney's position was that the HOA does not have responsibility for water encroachment on private property if the HOA has not disturbed or improved the area but noting that each situation would be reviewed as a case-by-case basis.

Adjournment

- **April 15, 2025, BOD meeting adjourned at 4:10 PM.**

Next Meeting Date

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