

Red Cedar Canyon Townhome Association
Board Meeting: RE: Monthly Meeting
Monday, August 18, 2025, 4:00 pm
Zoom Teleconference

The monthly meeting minutes are subject to review/approval by the board of directors (BOD) at the next meeting.

There was no Executive business prior to the BOD meeting.

The Monthly BOD meeting of RCC Townhome Association (RCCTA) was held via Zoom. Due to technical difficulties, the meeting was called to order by President Bart Trebnick (BT) at 4:18 pm. Board members present: Karen Mackesey (KM,) Treasurer and Denis Lien (DL,) Member-at-Large. Doug Beland was absent due to connectivity issues. Property Manager, Matt Fee (MJF,) present. One homeowner was present: Doug Lamb (Doug L.)

KM noted she will take minutes except they will not be published promptly as she will be out of town.

1. Approval of Meeting Minutes

KM motioned/DL seconded to approve last month's minutes. Motion passed.

2. Agenda Approval

KM motioned/DL seconded to approve the August Agenda. Motion passed. (Agenda attached.)

3. President's Report

BT stated no members have volunteered for the BOD. Two members resigned in the prior months; DL volunteered for the BOD; **we are still looking for another member to fill the open position. Secondly, we need homeowners to consider running for a position at the annual meeting as terms are expiring.**

BT mentioned MJF will cover the current work activities and at that time we have an opportunity to interject comments and ask questions regarding follow ups.

4. Treasurer's Report

KM presented the financial report.

	July 2025 Financials Reported Out on:	
	<u>August 18, 2025</u>	
Checking Account:	\$	27,503
Savings Account:	\$	31,131
Reserve Fund (net)	\$	468,638

One CD will be maturing in September 2025 with plans for reinvestment. **KM motioned/DL seconded to approve the Treasurer's Report as submitted; motion passed.**

KM noted the **BOD needs to start working on the projected 2025/2026 RCCTA budget.** Before the BOD gets together, she will create a spreadsheet of expenses versus accounts.

Lastly, the **HOA will be paying for the \$20k insurance deductible for the unit fire on Deerwood Court.** Currently, a check has not been cut. KM noted we should pay it out of our checking as reserve fund money is for long term assets and capital management.

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5. Manager's Report

The concrete slabs were poured and completed; he walked the areas to ensure all was completed prior to paying the vendor. Approximate cost was \$7680.

A new arborvitae tree was planted on DWC to replace the dead one; the tree allows for the water pump to remain covered and hidden.

One homeowner had rodents in the attic; after the animals are removed, GMH, Aaron the Handyman, will 'shore' up the soffit areas as the HOA has been doing for the past couple of years.

MJF addressed an owner's concerning brown and white spotting on the lawn. The lawn/landscaping vendor will be notified to investigate. On the same note, CR stated he completed trimming shrubs.

Less than a dozen units need garage trims (bucks) painted/touched up. BT suggested we also look at the small garage wood alcoves and put it on a potential project for 2026.

After walking the grounds, BT questioned why Sav-a-Tree (SAV) did not submit all trees needing trimming in the most current proposal. He suggested they come up with a short, mid and long-term plan to remove dead limbs, dead trees, thin out spots such as the arborvitae hedges. With a comprehensive plan we can work with, we are better able to budget for the upcoming projects rather than ala carte projects every-so-often.

On the same note, he asked if there was a plan for replacing dead shrubs. We learned Abahamson's is no longer offering warranties for their planting. MJF stated that Abes was booked out almost a year. The BOD noted we need to find another vendor and installation contractor for upcoming seasons.

6. Old Business

Old business was discussed during the Manager's Report.

7. New Business

The Annual Meeting notice has been sent out via postal mail. The meeting is at the Hudson High School in the 'Fishbowl Room.' We chose this location since they set up and take down all chairs/tables. Secondly, they provide a microphone if needed.

The HOA Annual Meeting is Tuesday, September 16, 2025, 6 pm. Again, two positions are up for election. Prior to the annual meeting, we are still running one short on the BOD. Owners are encouraged to be involved in the activities, the plans, the future of our neighborhood.

8. Homeowner Input/Open Forum

Doug L added to the landscape discussion of tree trimming. He remarked that the original owner previously told owners they were responsible for arborvitae hedges. The BOD will investigate.

The next BOD meeting will be the Annual RCCTA HOA Meeting, Tuesday, September 16, 2025, 5 pm. DL motioned/KM seconded to adjourn the meeting. Meeting adjourned at 4:58 pm.

Respectively submitted,

Karen M. Mackesey

Red Cedar Canyon Townhouse Association, Treasurer

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RCCTA EXECUTIVE BOARD MEETING AGENDA

Type of Meeting: Regular Monthly Board
Meeting Date: August 18, 2025
Location: Zoom
Call to Order: 4:00 pm

Executive Session of Board: beginning of meeting if needed (closed to guests)

- 1.0 **Call to Order** – 4:00 pm (BT)
- 2.0 **Roll Call** (DB)
- 3.0 Approval of **Previous Meeting Minutes** (DB)
- 4.0 Approval of **Meeting Agenda**
- 5.0 Reports
 - 5.1 **President's Report** (BT)
 - A. New BOD Member – Denis Lien
 - B. Still looking for another BOD Member
 - 5.2 **Treasurer's Report** – Monthly Financials (KM)
 - 5.3 **Manager's Report** – (MJF)
- 7.0 Old Business (BT)
 - 6.1 Sidewalk/Foyer project completed
 - 6.2 FPI Asphaltting completed
 - 6.3 Waste Management new collection day
- 8.0 **New Business (BT)**
 - 7.1 **Annual Meeting**
Notification mailing, logistics, tasks, time, check in sheets, refreshments, etc.
 - 7.2 **State Farm Insurance deductible** for fire (\$20K) and from what account
 - 7.3 **Budget for 2026** – date for workshop
- 9.0 Homeowner Input/Open Forum
- 10.0 Next Meeting Date and Time – Annual Meeting
- 11.0 Adjournment

Important Dates to Remember:

2025 Annual RCCTA HOA Meeting – September 16, 2025