

Rocking R Board of Directors Meeting

Minutes

April 8, 2015 6:00pm

Board Members in attendance: George Peterson, Derek Jones, William Miles, Kellie Palm. Heather Barajas, HOA Administration

1. **Call meeting to order at 6:08 pm** by George Peterson
2. Approve the Minutes for February 25, 2015 Board Meeting-The meeting minutes were reviewed. Derek made a motion to approve the revised minutes and post to the website, Kellie seconded the motion, Motion carries unanimously.
3. Decision making with maintenance company: Derek made a motion to designate one person as contact for the maintenance company and they will be the person to decide when to start and stop the work as long as it does not incur additional costs over and above the contract, items incurring cost to the association will need to be brought to the Board for a vote. The primary contact is George and secondary is Derek, George seconded the motion. Motion carries unanimously.
4. Treasure Report-Heather gave the financial report. Certified letters notifying the seriously delinquent owners were sent giving them the required 30 days to respond prior to the lien being placed.
5. Old Business;
 - a. Follow up Snow removal and vacant lot maintenance-George spoke with Delong and Rosenberger. He discussed 2 options of spraying and mowing down the vacant lots. George's opinion was that it would be best to wait until June. A letter will be sent to Delong and Rosenberger regarding lot maintenance. It will be sent certified/return receipt. George made a motion to suggest that vacant lots are mowed by the 3rd week of June and the lots are maintained throughout the season according to the City of Hayden ordinances regarding weeds. The motion was seconded and carried unanimously.
 - b. Flyer Boxes – Kellie-Has not received any interest and suggested taking them down when they are damaged.
 - c. Old Emails-Heather-None
 - d. Web site-Previous meeting minutes will be posted.
 - e. Pavement Sealing bids-Derek got a bid that was about \$100 per lot, \$3,100.00. The Association does have a signed quote with another company. Heather will call Quality Maintenance and ask if they would like to come out and re bid.
 - f. Committees-CCR- Derek has completed 16 pages he typed of 5 action items. In the document he typed he gave an objective on what the Board was trying to accomplish with the change, gave a detail for each item and red and green lined the CC&R sections. The Board is hoping that the attorney fees, to review the document, will be less, with Derek having done the bulk of the work. Derek will email it to the Board and the Board will review the document and decide whether to send to the attorney. The Board discussed the asphalt sealing, recoating and replacement as it pertains to the CC&R changes. Derek got quotes from Taylor. \$2687.36 is the cost for seal coating of the asphalt the Association is currently maintaining and will need to be replaced in 20 years if maintained, replacement cost will be \$80,025. The cost to seal coat Cattle Dr is \$3170.00 and will need to be replaced in 15 years, replacement cost will be \$94,884 to replace. Each year the Association should be placing \$6500 to reserves for replacement and seal coat for areas currently being maintained. An additional \$2090 per year would need to be placed into Reserves to maintain Cattle Dr. The Board discussed bringing it a vote at the annual meeting as a part of the CC&R revision as well as the fines for non compliance owners and fencing. Derek will email the revisions to the other Board members. A decision was tabled until the next meeting.
 - g. Tree Removal and replacement-Update-The treatment was done. There are 5 trees to be installed on Maple and Wyoming. Derek has a bid from Hard to Scape and the cost will be around \$1200.00. The association will have to purchase the trees and Hard to Scape will replace them. Decision on trees tabled to next meeting, Derek will get more bids.
 - h. Dues update-Heather-Discussed in the Treasurers' report.

- i. Old Compliance issues-George updated that one of the properties with missing trees has taken care of it and planted 4 trees. George will be talking with owners. There is a property that has planted pine trees in the swale, the city will need to be notified, a Board will get the address to George .
6. New Business
 - a. New Compliance issues-None to discuss
 - b. Smith dues issue-George made a motion that the board applied dues paid to his prorated 2015 dues. William seconded the motion, all in favor motion carries.
 - c. 11170 N. Cattle Dr shed request-George and the committee went over to the house and took some pictures. The shed will have a 12 foot wide setback and will be 4 feet from the corner of the house. The owner will draw up plans and submit them. The committee suggested approving. George made a motion to approve the preliminary plans submitted by the owner. William seconded the motion, contingent upon the sketches matching the previous discussion. Motion carries unanimously
 - d. Web site postings-Previously discussed
 - e. Email Review-None
 - f. Non Compliance review set date to walk the neighborhood. George will take care of.
 - g. Insurance-Heather contacted the insurance agent at the request of a Board member to increase the D&O policy for additional coverage. The Board discussed the issue and decided leave the coverage as is.
7. Set next meeting time- May 6, 2015 6:00pm HOA Administration.

Adjourn meeting- George adjourned the meeting at 7:25pm

Respectfully submitted by
Heather Barajas