

Rocking R Board of Directors Meeting  
February 27, 2019

Call meeting to order- Mike Zagar called the meeting to order at 5:00pm

Previous Meeting Minutes- The previous meeting minutes were approved via email and sent to be posted to the website.

**Action Item**-Treasurer's Report-The Board reviewed the financial reports. There are currently 13 owners who have not paid their assessments. **Heather will create a lien for the past due owner, set calendar to renew in one year.** Avista bills were discussed as the poles have been removed. One pole was left in and is lit, the association is being charged for the usage of this light, which is correct.

Old Business

- Goal setting for 2019-
  - Dog Waste in common areas- Wendy distributed the information she had gathered of 2 different versions. The "cartoon" signage has had better results/usage. Weight of the metal stations is a question. Discussion of placement of dog waste stations. Buckles and Maple tend to be the areas where dog waste is not cleaned up. Wendy will register on the website of the company she found the waste stations to see if she will receive a promo code.
  - Website-Gary met with Shari and Luke. Search engine is not necessary. The website can be more customized, items can be added, as well as additional tabs, more information and more photos. Going forward, Heather will send information together (minutes & financials) so it can be posted all at the same time. Luke & Sheri are willing to create a more effective website if wanted and would volunteer their time to do any changes.
  - Tree Plan-Susan wants to set up a master tree plan sheet and number the trees. She will wait until fall when the leaves on the Maples change color to identify them and add that to the master tree plan sheet. We would gather a better perspective if we viewed the perimeter trees in the Spring and again in the Fall. #1 item to do is to remove every aspen on common area then clear the area of roots. Susan would like to replace the trees with 2" diameter trees. Susan thinks the trees will cost between \$150 & \$250 plus installation.
  - Landscape Improvements - Susan talked about taking out the smaller daylilies at the fountain areas and replacing with larger daylilies from her yard.
  - Mike Little-Weather restrictive to get bids for fence etc but he will continue to work on this item.
  - Snow removal-Gary contacted Dane and he is aware of the contract and the depth to start plowing.
  - Signage on Rocking R and Lacey-Gary & Susan. Gary spoke with Mike DeLong regarding getting a space on the lot on Rocking R and Lacey to place a monument rock. Mike will call Gary as soon as the lot sells or is replatted so the association can work together with Mike DeLong and the new owner of the lot.
  - Mailboxes: This discussion ensued after a member raised the question of whether individual mailboxes should/could be replaced with "gang" style boxes where a framework of boxes are installed at a central location like we are seeing in the Stoney Creek development and the new development on the west side of Maple street. Susan will go to the Post Master to do some additional research on the subject and to identify

- what control they have about box placement. Discussion about the association possibly replacing the mailboxes with new models so all are consistent was also had.
- Bylaw & CC&R Amendments-Gary and Mike Zagar met with Scott Poorman. Scott does not have a retainer with the Association but he does work on an hourly basis and will continue to do so. Gary and Mike discussed changing the terms of the Directors with Scott so there is continuity in governance of the Association. He thought it was a good idea and also suggested it would be a good time to combine that change with other Bylaw changes. Any change to the Bylaws does need membership approval with a majority of the membership approval at a membership meeting. Scott suggested taking care of the Bylaws first then work on changes to the CC&Rs. Bylaws do not state that the Association is a Non Profit, but rather includes that statement in the Articles of Incorporation. This change can be made along with other Bylaws changes. Scott has a newer version of Bylaws from 2013 which we need to obtain. Changes should be highlighted.
  - Secretarial position-Scott suggested Heather Barajas be named the Secretary as she is already performing those duties and she would then be a part of any executive session should there be one. Mike Zagar made motion to make Heather Barajas the Secretary and Susan the Director, Wendy second the motion, motion carried unanimously.

#### New Business

- **Action Item- Non-compliance: Residence at 741 Arena Loop to be issued a letter of non-compliance regarding having a trailer parked such that it blocks the sidewalk and is otherwise violates Association CC&R's.**
- Owners with Hardships-Discussion regarding owner who has notified Board of hardship in relation to paying dues. Mike Little made a motion to defer collection of dues and waive late fees until the house sells or December 31, 2019, whichever comes first. Gary 2<sup>nd</sup> the motion, motion carried unanimously.
- New Bill introduced into Idaho Legislature-Solar bill that prohibits HOA's from denying owner's the right to put solar panels on their property. Brief discussion ensued and will be discussed further if bill is passed by the legislature.

Set Next Meeting – March 27, 2019 5:00pm

Adjourn- Wendy made a motion to adjourn at 7:14pm, Susan 2<sup>nd</sup> the motion, motion carried unanimously.