

Board of Directors Meeting Minutes

1:00 pm January 7, 2026 via Zoom



The meeting was called to order at 1:06pm with the all Directors present:
Ryan Carrie, Roger Mangum, Ryan Crosby, Tony Delio & Mary Hammerly

Also present:

Gil Pierce of Rockwood PM.

Ratification of Board Decisions

None.

Meeting Minutes

12/03/25 BoD meeting minutes were unanimously approved.

Financial Reports

Reports through November of 2025 have been reviewed by the Board.

Old Business

Vigne Blanche irrigation meter issue: Per Gil, developer to do a \$10,000 developer contribution to Vigne Blanche to help cover that cost.

New Business

Owner request to reverse violation fine for CDA270111 / 7055 W Bonnaire Loop (vehicle parking - trailer) was discussed by the Board. Motion to deny owner request to reverse violation fine was made, seconded and unanimously approved.

Violation Fines

Board was provided with a list of violations that are at the status of fine and need approval before moving forward. Board reviewed all the properties listed below for violations. Properties were also given the required 30-day notice to request a hearing. No hearings were requested.

Motion was made, seconded and unanimously approved to move forward with fine process for all properties listed below;

2716 W Versailles Dr: CCR472872

2947 W Loire Dr: CCR503164

5961 N Loraine St: CCR571890

2028 W Rousseau Dr: CCR485655

6931 N Louvonne Dr: CCR570328

Collection Referral Authorizations

None.

Architectural Guidelines document: Mary requested a Word version of this document to update grammar and review for any other needed changes.

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Open Forum

None.

Next Board meeting February 4, 2026.

With no other business being properly brought before the Board, the meeting was adjourned at 1:34pm.

Respectfully submitted,
CDA Place HOA Board
Rockwood Property Management