

Board of Directors Meeting Minutes

1:00 pm February 4, 2026 via Zoom



The meeting was called to order at 1:07pm with the following Directors present:
Ryan Carrie, Roger Mangum, Ryan Crosby, Tony Delio
Mary Hammerly had some technical difficulties and joined the meeting late.

Also present:

Gil Pierce of Rockwood PM

Ratification of Board Decisions

None.

Meeting Minutes

01/07/26 BoD meeting minutes were unanimously approved.

Financial Reports

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

Old Business

ARC Regulations: Discussion is being tabled until March.

New Business

Owner request to reverse violation fine for CDA060112 / 2716 W Versailles Dr (vehicle parking - trailer) was discussed by the Board. Motion to reduce total fine amount from \$350 to \$100 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;

1640 W Capri Ct: CCR542395

6931 N Louvonne Dr: CCR578411

6225 N Cezanne Dr: CCR526368

1737 W Tullis Dr: CCR570277

5991 N Stafford Rd: CCR542314

5998 N Stafford Rd: CCR550296

2707 W Loire Dr: CCR554339

1959 W Hampson Ave: CCR562975

7078 N Marais Dr: CCR563033

Board of Directors Meeting Minutes

1:00 pm February 4, 2026 via Zoom



Collection Referral Authorizations: The Board discussed the following outstanding accounts; VIL030415 – Motion was made, seconded and unanimously approved to move forward with sending to Chapman Financial.

Audit / Review: Gil reviewed audit documents as required by the auditor with the Board.

Open Forum

None.

Next Board meeting March 4, 2026.

With no other business being properly brought before the Board, the meeting was adjourned at 1:38pm.

Respectfully submitted,
CDA Place HOA Board
Rockwood Property Management