



## Board of Directors Meeting

1pm on March 13, 2023 @ 7027 N. Dubuis Dr. (Greenstone Model Home)

---

All Directors present: Ryan Crosby, Tony Delio, Karen Currie, Mary Hammerly and Mary Ross.  
Rockwood Property Mgmt: Gil Pierce and Melissa Owens  
Homeowners Present: Aaron Notestine

Having established a quorum, the Board Meeting was called to order at 1pm.

Minutes of 10/11/22 were approved as submitted by RPM.

### ENFORCEMENT HEARINGS

**Flag Violation (acct#CDA150314)** – hearing for a flag displayed in violation of the Sign Resolution, which reiterates Idaho Statute. The homeowner attended to request clarification and that the Board enforce all sign restrictions equally.

**Late fee reversal request submitted by CDA150402** was denied on the grounds that the Association afforded waivers under pandemic protection, which avoided 6 months of late penalties.

**Financials-** Collection policy was reviewed along with the process of submitting past due accounts to a third-party collections. The HOA currently uses Chapman Financial as its third-party collections.

**Account # VIL030310** filed for Ch.11 Bankruptcy last year, the 3<sup>rd</sup> time in 5 years due to repeated defaults. RPM verified the debt and appealed to the Court in Sept-22 and a short time later the stay was lifted and an NOTS was sent by the mortgage holder. Because we already have a lien recorded and a trustee sale is scheduled for 4/13/23, this collection will be placed on hold pending foreclosure. Once foreclosed, the Association expects to write off the debt as uncollectable.

### NEW BUSINESS

**2023 Annual Meeting:** the annual meeting is scheduled for 4/27. Currently, we have 2 candidates to fill 3 vacant director seats. Notice with voting materials will be distributed this week.

**Landscape Maintenance Contract:** the contracts are split between 3 different contractors due to the size of the community and to get the best rates possible. Landscaping services throughout the entire community are split between Greenleaf landscaping, Yochum Landscaping and Andy's Lawn Care. The fall cleanup was postponed due to early snow last year. The leaves are matted and will be more difficult to collect, which will increase the cost approx. \$10k beyond what's budgeted for this service.

**Digital Community Common Area Mapping:** RPM presented an interactive Google mapping tool that can be used to outline all the Common Areas throughout the HOA. This would include irrigation water meters, irrigation controllers, dog stations and all other amenities the HOA is responsible for maintenance. This would be a billable expense for RPM to create due to the size of the community. Existing PDF mapping is available to transfer data from which will help in the design. RPM to send the Board examples of other communities they have done the mapping for as an example.

**Homeowner Forum - None**

With no other business rightfully brought before the Board, the meeting was adjourned at 2:45pm.

Respectfully submitted,  
Melissa Owens, CMCA, AMS  
Association Admin, Rockwood PM