

Board of Directors Meeting Minutes

1pm on May 31, 2023 @ 7027 N. Dubuis Dr. (Greenstone Model Home)



The meeting was called to order at 1:14pm with all Directors present:
Ryan Crosby, Ryan Carrie, Mary Hammerly, Tony Delio and Sally Gidlund

Also present were Melissa Owens, Sarah Smith and Gil Pierce of Rockwood Property Management and Mr. Langdon, owner of 1600 Canfield.

Meeting Minutes of 3/13/23 were approved as presented. The Annual Meeting Minutes are still pending review; will be finalized and posted online shortly.

Enforcement Hearing; In an effort to respect the homeowner's time, the violation hearing listed under new business was moved to the top of the agenda. Mr. Langdon did appear in person to speak to the violations, which first date back 2018 (waived) and two in 2019.

Mr. Langdon offered the following comments:

1. I don't understand the charges levied against my HOA account.
2. Concerns regarding the process for assessing fines. ID Law 55.115 (and recodified in 2022 with 55.32) mandates that the Board invite the owner to a hearing and hold the hearing prior to the levy of fines. I've only received one certified letter in 2019 and thus it does not apply to the actions taken in 2021. I understand and agree that the fines were justified but because the procedure wasn't followed, I contest the validity of the fines. In short, the violations are/were valid but because the procedure violates Idaho state law and thus I intend to pursue a legal claim against the HOA if a settlement isn't reached. I want RPM to send the notice of intent to fine via certified mail.
3. I will submit a formal request for waiver, which specifies a specific amount and identifies changes I would like made to the violation notices.
4. Clarifying discussion ensued regarding the HOA's offer to share the cost of perimeter fencing.

Mr. Langdon was thanked for his attendance and dismissed to allow the Board private discussion in Executive Session. For consideration, the Board will offer to waive all outstanding fees except the assessments. In exchange, Mr. Langdon is required to sign a hold harmless thus releasing the HOA from all future claims related to or otherwise regarding the enforcement matters through 5/31/23. RPM will draft the settlement offer for Board consideration this week.

Enumeration of Officers; the Directors assigned the following officer positions:

President - Tony Delio

Vice President - Ryan Crosby

Treasurer - Ryan Carrie

Secretary - Mary Hammerly

Member at Large - Sally Gidlund

Financial Reports were reviewed and approved through April 2023 with no questions/concerns. The Board will research investment options through local credit unions. To assist in the budgeting process, RPM will collect proposals for Reserve Study. RPM will also solicit a contract from Newman & Associates for the 2022 Audit.

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Community Newsletter

Tony will work on drafting another newsletter for the Board's consideration.

Concrete Repairs

Gil will solicit bids for repair.

Snow Mold @ Sorbonne Townhomes & Cottages

The Association's budget provides for maintenance, not replacement. As such, all landscape replacements fall under the homeowner's financial obligation. Members in Sorbonne have requested replacement of lawns damaged by snow mold over the winter. Gil will collect a bid for the Board's consideration but the decision, the cost for which may be assessed to the owners.

With no additional business rightfully brought before the Board, the meeting was adjourned at 2:30pm.

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