

Board of Directors Meeting Minutes

1:00 pm June 4, 2025 at 2491 W Bastien Loop



The meeting was called to order at 1:03pm with the following Directors present:
Ryan Carrie, Mary Hammerly, Tony Delio, Roger Mangum & Ryan Crosby

Also present Gil Pierce of Rockwood PM.

Ratification of Board Decisions:

Late fee reversals approved for the following accounts, CDA150120 & CDA000310. Late fee reversal for CDA210703 was denied pending further discussion.

Meeting Minutes:

04/02/25 BoD meeting minutes were unanimously approved via email and posted to the website.

Enumeration of Officers:

Motions were made and unanimously approved for the following positions.

Ryan Carrie, President

Mary Hammerly, Vice President

Tony Delio, Secretary

Roger Mangum, Treasurer

Ryan Crosby, Director at Large

Financial Reports:

Reports through April of 2025 have been reviewed by the Board with no questions.

Investing Operating funds to Money Market: RPM recommends investing \$150k. *Motion to move forward with investing \$150k from operating funds into a money market account was made, seconded and unanimously approved.*

Old Business:

Tree Updates: We removed approximately 50 trees and are looking into buying bulk trees. Yochum Landscaping has agreed to plant them for between \$80 and \$100 per tree.

New Business:

Video Surveillance Issue Roven St.: The Board discussed home security cameras and privacy concerns.

Park Benches – Degas Park: An Owner requested that benches be added closer to the play structures. Due to this not being in this year's budget the Board decided to table the request until next year. It will be added to the 2026 budget under code 6630 – maintenance & repairs.

Tree Removal Parkside: Nicole Kuhnau, owner of 6341 N Lafayette Ln submitted a proposal regarding her neighbor's tree. She is concerned that the tree is diseased/dying and poses a risk to

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her home and asked the Board if the Owner was in violation of the CC&Rs. Board determined there was not a clear violation and the only action they could take was sending a letter encouraging the Owner to cooperate and remove the tree as it may pose a danger to the neighboring home. *Motion to send letter to Owner whose tree is in question was made, seconded and unanimously approved.*

Tree Maintenance: Proposal by Gil to have American Legion do some basic tree maintenance using hand tools ie cutting off suckers. RPM would add American Legion as a vendor as they are insured so they don't need to be RPM employees. They will be paid an agreeable amount per hour, the check will go to American Legion. This will cost significantly less than hiring an arborist for basic maintenance. Gil proposes no more than \$1,500 total for the work. *Motion to move forward with having American Legion contracted to do basic tree maintenance was made, seconded and unanimously approved.*

Border Fencing facing high school: Maintenance bid for the wrought iron and wood fencing that faces High School provided by CertaPro Painters. Bid is for painting the section from Ramsey to Lafayette which includes painting the 3 sides of the fence that face the common area, the front, the side and the wrought iron. This hasn't been done in years and would be considered a capital improvement that needs to be done. They bid it at \$15,477. *Motion to move forward with having CertaPro Painters contracted to paint the fence was made, seconded and unanimously approved.*

1754 W Tullis Dr / Fence Cost: Owner request that the HOA PAY 50% of the cost to install their new fence was discussed by the Board. *Motion to decline owner request to pay 50% was made, seconded and unanimously approved.*

Park Bench Proposal: Board discussed purchasing 2 benches for Soleil Parc. *Motion to purchase the benches was made, seconded and unanimously approved.*

Late fee reversal for CDA210703 / 7058 N Cornwall St: Approved. \$250.40 in late fees & interest to be waived. \$48 in lien fees will not be waived as they are hard costs.

Violation Fines

Violation fine for VIL030409 / 2580 W Clairborne Ln (fence repair needed) was discussed by the Board. *Motion to move forward with fine schedule was made, seconded and unanimously approved.*

VIL030401 / 5780 N Montage Ln (trash cans not being put away) was discussed by the Board. *Motion to move forward with fine schedule was made, seconded and unanimously approved.*

CDA020716 / 6800 N Calispel Dr (vehicle in state of disrepair) was discussed by the Board. *Motion to move forward with fine schedule was made, seconded and unanimously approved.*

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CDA080113 / 6959 N Louvonne Dr (noise complaint – barking dog) was discussed by the Board.
Motion to move forward with fine schedule was made, seconded and unanimously approved.

Open Forum:

A member asked for clarification in regards to RVs and enforcement.

Next Board meeting July 2, 2025.

With no other business rightfully brought before the Board, the meeting was adjourned at 3:08pm.

Respectfully submitted,
CDA Place HOA Board
Rockwood Property Management