



## Board of Directors Meeting

10am on June 10, 2022 @ 7027 N. Dubuis Dr. (Greenstone Model Home)

---

All Directors present: Ryan Crosby, Tony Delio, Chris Horgan, Mary Hammerly and Mary Ross.  
RPM: Gil Pierce and Melissa Owens  
One member was also present.

The meeting was called to order at 10:02am.

**Political Signs Enforcement** – At the last meeting the Board discussed and decided that the signs subject to enforcement are not political signs and thus would not be subject to enforcement under the Political Signs & Flag Policy. However, in subsequent review of the CCR related discussion, the Board concluded that all signs are prohibited with the exception of political signs, which are subject to the Political Signs & Flag Policy. Innocuous signs such as “Welcome” and “Happy Spring” are not subject to enforcement. Each matter of enforcement, not approved by the management team or the architectural committee, will be individually reviewed by the Board for the most appropriate outcome.

Having clarified the above enforcement procedure, the Board adopts the minutes of 2/17/22 as written.

**Hearing Request / RV Parking** (acct#CDA260201) – The homeowner made considerable modifications to her yard to accommodate parking for a recreational vehicle, first a trailer and now a large bus-style motorhome. She asks the Board to clarify the restrictions with the hope that she might be able to park her boat and/or RV in the backyard. She brought pictures of several other examples of similar situations throughout the community.

Gil clarified that each situation is subject to review and approval by the Architectural Review Committee. Based on her specific circumstances, the Committee would likely decline to approve parking of her new (very large) RV. However, the Committee might approve parking of the boat should she submit the appropriate request. Ultimately, the Committee governs but it may defer to the Board in certain situations so her appearance here today will bolster the possibility of approval.

After much discussion, the Board determined that the RV does pose a CCR violation if/when parked onsite for more than 2 days. Should the RV return to the property for longer than the 2 day exception for loading/unloading, management will proceed with established enforcement policies. A letter communicating the Boards decision will be drafted and sent to the Owner.

**Financial Reports** through April 2022 were approved as submitted by RPM.

### OLD BUSINESS

**Community Newsletter** – the Board supports Tony in his efforts to continue production and distribution of a periodic newsletter. Tony will be drafting the next newsletter upon return from his upcoming trip.

**Common Area Fencing** – repair and painting is nearly complete. Many owners have coordinated with RPM to maintain their separate interest fencing in conjunction with the HOA. Each homeowner contracts with Idaho Fencing separate from the HOA’s work so we’re not responsible for collecting from the owner. At present the HOA is not enforcing a deadline for this work but it reserves the right to do so moving forwarding.



## Board of Directors Meeting

10am on June 10, 2022 @ 7027 N. Dubuis Dr. (Greenstone Model Home)

---

**Asphalt Maintenance:** Private alleys within the Main Association are maintained by the Master Association, the owners adjacent to the alley are not billed separately for maintenance of the alley. All public streets are maintained by the City of CDA. All asphalt bike paths are maintained by the Master Association. All asphalt streets located within the gated communities or sub communities (Parkside, Parc Rose, Soleil park, Vigne Blanche, Villages, Sorbonne Townhomes Cottages) are private streets and maintained by those specific sub communities. RPM is looking at asphalt work for the Parkside gated community and the Villages in 2022.

**CCR Enforcement** was discussed at the start of the meeting, which amended a prior decision regarding the enforcement of political signs and flags.

**Board Communication** – Gil inquired as to if the Board would like a separate email address for member communication directly with the Directors. After much discussion, the Board elects to continue using RPM as primary point of contact via [cdaplacehoa@rockwoodpm.com](mailto:cdaplacehoa@rockwoodpm.com).

Tony expressed concern regarding the timing of Board response to RPM inquiries. Directors are asked to respond within two-three days, even if it's just an acknowledgment that it may take a little longer for the Director to review and respond.

### NEW BUSINESS

**Enumeration of Officers** – the Board assigned the following officer positions:

**President:** Mary Hammerly

**Vice President:** Tony Delio

**Treasurer:** Ryan Crosby

**Secretary:** Mary Ross

**Director@Large:** Chris Horgan

**Irrigation Controller Replacement** – for the Board's consideration, Gil will provide pricing for smart controllers, which can assist with water conservation and provide a better overall service. The new controllers will update the old irrigation controllers once they become outdated or not operational.

**Reserve Study** – Gil will begin work on the reserve study this summer. This is a significant undertaking and will likely take several months to compile the first draft.

### HOMEOWNER FORUM (none)

With no other business rightfully brought before the Board, the meeting was adjourned at 11:55am.

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