

Board of Directors Meeting Minutes

1:00 pm August 6, 2025 at 2491 W Bastien Loop



The meeting was called to order at 1:07pm with the following Directors present:
Ryan Carrie, Tony Delio, Roger Mangum & Ryan Crosby
Mary Hammerly showed up a few minutes late and joined meeting already in progress.

Also present:

Gil Pierce of Rockwood PM.

Brenda Cliff Owner 7138 Baudelaire

Hearing Request 7138 Baudelaire Dr.

Owner Brenda Cliff requested a hearing in front of the Board in regard to the violation pertaining to her motor home being parked in her backyard. Brenda explained her opinion that she does not believe the HOA has the right or authority to implement the fine process due to lack of documentation in the Governing Documents. Brenda also provided a letter from her attorney stating the same. Brenda is seeking reimbursement for the attorney fees she has accrued.

The Board reviewed the documents provided and asked a few clarification questions. A motion was made, seconded and unanimously approved to enter an Executive Session.

Board meeting was Adjourned and Brenda and her guest left the room.

Executive session was called to order 1:46pm

Board reviewed documents provided and discussed.

Executive Session adjourned 2:03pm

Brenda and her guest were notified they could return

Board meeting called back into session at 2:04pm

A motion was made, seconded and unanimously approved to put the violation on hold until the documents submitted by Brenda could be reviewed.

Ratification of Board Decisions:

None

Meeting Minutes:

06/04/25 BoD meeting minutes were approved by majority with Roger to review as he missed the original email.

Financial Reports:

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

Investing Operating funds to ICCU 6 month CCD \$150,000: Last month the Board approved investing funds into a money market account with ICCU but after further investigation the special rate was for personal accounts only and not business. RPM reached out to ICCU who has a 6 month CCD for

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4.3%. The Board elected to go with the CCD for 6 months. A motion was made to invest \$150,000 of Operating funds in a 6-month CCD with ICCU. The motion was seconded and unanimously approved by all Board members.

Old Business:

Capital improvements at Parc Rose are getting completed. Community tree pruning for areas that have clearance and sight issues getting completed. Ryan brought up the trees on Ste. Michelle need some of the dead branches pruned out of them. Discussed doing in the fall or winter pruning.

New Business:

Late fee reversal for CDA020704 / 6749 Louvonne Dr.: Approved. \$108.87 in late fees & interest to be waived.

Late fee reversal for CDA010102 / 2338 Dalton Ave: Approved. \$136.09 in late fees & interest to be waived.

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 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.

6705 N Calispel Dr: CCR 506932 Weeds

2819 W Dumont Dr: CCR503182 Lawn

5861 N Carlisle Dr: CCR503155 Weeds

6280 N Cezanne Dr: CCR500710 Trailer

6434 Descartes Dr: CCR507360 AC Unit

5905 N Stafford Rd: CCR526252 Lawn

Question came up on two addresses about RVs parked in driveway and backyard. RPM will follow during the next community inspection to verify violation or not.

- 6942 Madelaine Dr (RV parked on their North side yard)
- 6987 Baudelaire Dr (RV parked in Driveway for over a week)

Open Forum:

None

Next Board meeting September 3, 2025.

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

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Respectfully submitted,
CDA Place HOA Board
Rockwood Property Management