

# Board of Directors Meeting Minutes

1:00 pm October 1, 2025 via Zoom



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

Also present:

Gil Pierce of Rockwood PM.

## Ratification of Board Decisions

Late Fee Reversal approved; *None*

Late Fee Reversal denied; *None*

## Meeting Minutes

09/03/25 BoD meeting minutes were approved unanimously via email posted to website.

## Financial Reports

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

ICCU CD: Ryan Carrie set up an ICCU account and is working to get Jennifer Frank Shapiro as an authorized agent and signer. \$150,000 was deposited.

Mary had question about the variance in income on the 2024 Audit report. Gil to investigate it and get back to the Board with answer.

## Old Business

Update on 7138 N Baudelaire Dr: Draft email was approved by the Board and sent to owner stating that per the findings of our attorney we are within compliance of Idaho law to move forward with our normal fine process and that we were also advised that the HOA is not responsible and will not be refunding requested attorney fees.

## New Business

Collection Referral Authorizations: The Board discussed the following outstanding accounts; CDA020428 – Motion was made, seconded and unanimously approved to move forward with sending to Chapman Financial.

2026 Proposed Budget: The 2026 proposed budget was prepared by RPM and sent to the Board for review prior to the meeting. During the meeting RPM went through all the budgets for all service areas and answered all questions the Board had. Budgets were prepared based on projected landscaping and utility increases. The current reserve study was also reference in setting reserve funding amounts. Board to thoroughly review proposed budgets come back with questions by October 13<sup>th</sup>. Budget needs to be approved prior to November 1<sup>st</sup> in order to notify the community of any increases.

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## 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;

2141 W Rousseau: CCR538424

2141 W Rousseau: CCR495755

2501 Grenoble Ln: CCR524277

5980 n Loraine St: CCR542321

7055 W Bonnaire Loop: CCR532613

1610 Capri Ct: CCR509017

5764 N Loraine St: CCR506779

6047 N Harcourt Dr: CCR538449

2881 Dumont Dr: CCR503187

## Open Forum

None.

Next Board meeting November 5, 2025.

With no other business being properly brought before the Board, the meeting was adjourned at 2:44pm.

Respectfully submitted,  
CDA Place HOA Board  
Rockwood Property Management