



Board of Directors Meeting

1pm on October 11, 2022 @ 7027 N. Dubuis Dr. (Greenstone Model Home)

All Directors present: Ryan Crosby, Tony Delio, Karen Currie, Mary Hammerly and Mary Ross.
RPM: Gil Pierce, Melissa Owens and Dori Bush

One Owner present.

The meeting was called to order at 1pm with all Directors in attendance.

By unanimous Board consent, Karen Currie has been appointed to serve the remainder of Chris Horgan's term. Chris sold his home and moved away from the community and therefor resigned his position on the Board.

ENFORCEMENT HEARINGS

RV Parking (acct#CDA260201) – fine hearing for an RV parked in violation of CCR 8.8. Member states that neighbor is complaining regardless of length of time. She says video evidence was provided to Dori but the Board received photo evidence to the contrary. The Board entered Executive Session at 1:31pm to review this matter in private.

The CCR in question is 8.8 Vehicle and Equipment Restrictions. No utility trailer, boat trailer, camper or other trailer, mobile home, commercial vehicle, bus, truck (other than standard size pickup truck), inoperable automobile, boat, or similar equipment, and no vehicle which is in an extreme state of disrepair, shall be permitted to remain on any Lot, other than temporarily (as for purposes of loading and unloading of passengers or personal property), unless placed within an enclosed garage. No noisy or off-road, unlicensed motor vehicles shall be maintained or operated upon the Property, except such recreational vehicles as may have been approved by the Board.

Board Decision: the executive session was closed, and the Board Meeting was called to order again at 2pm. The Board resolves to draft and adopt regulations governing recreational vehicles, specifically to define "temporary" parking for loading and unloading. The fine in question has been waived due to lack of evidence presented.

Sign Violation (acct# CDA280202) – Hearing was held for a displayed flag that is not in compliance with the Political Sign-Flag Resolution 11.2021. The member requested a hearing but did not attend. Her initial contest stated that she will not remove her sign until other similar violations are remedied however, as of today the sign has been removed.

Board Decision: Having cured the violation, the member will not be subject to future enforcement unless the violation returns.

OLD BUSINESS

Minutes of 6/10/22 were approved as submitted by RPM.

Financials through 8/31/22 have been reviewed and approved by the Board. Melissa will send a spreadsheet showing the AR cycle over several years.

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NEW BUSINESS

2023 Budget Review: Gil went through income and expenses in detail and answered questions accordingly.

- 46 closings are budgeted this year based on marked trends and Greenstone sales projections.
- Hanley Lofts Condo Association has been added as a new owner/entity that pays into the main association dues. The condo association is organized as a separate sub-association that's self-governed and maintained through assessments.
- Landscaping increased 5-20% depending on scope and service provider. There appears to be excess funds budgeted in this line item but the scale and price of selective services can easily eat through surplus or put us over budget if/when additional selective services are needed. Once the community is built-out, we can tighten the budget because we'll have a better idea of what it takes to maintain all the common areas. It doesn't take much (additional services) to skew the budget for an HOA of this size. Parts of the landscape services will be bid out in an effort to avoid the higher proposed increases (ie 20% for Greenleaf)
- Snow removal contracts are finalized for 2023 with only small increases relative to the new development coming online.
- Community events budget was increased to provide for additional growth.
- Water line item was left as-is due to considerable overage due to a very wet spring in 2022. The year prior, we were considerably over due to a very hot/dry spring.
- Gil will review the interest to confirm the \$800 projection in the '23 budget.
- Main HOA management fee increased \$0.50/door and Parkside fee increased \$0.50. The management rate was \$4/door from 1996-2021. Last year it was increased to \$5/door.
- An annual audit is recommended beginning with the 2022 accounting. A \$3500k budget has been added to include this service moving forward.
- An assessment increase is expected for all parts of the community beginning 1/1/23. Based on the market, a subsequent increase will likely be necessary in 2024.
 - o Main = \$23 increase to \$25.30
 - o Parkside = \$75 increase to \$88
 - o Sorbonne = \$90 increase to \$107
 - o Village = \$15 increase to \$18
 - o Parc Rose = \$100 increase to \$110
 - o Soleil Parc = \$100 increase to \$117
 - o Vigne Blanche = \$100 increase to \$110

Mary Ross and Karen Currie left the meeting to attend other obligations.

With no other business rightfully brought before the Board, the meeting was adjourned at 3:35pm.

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