

Board of Directors Meeting Minutes

2pm pm November 2, 2023 @ 7027 N. Dubuis Dr. (Greenstone Model Home)



The meeting was called to order at 2pm with all Directors present:
Ryan Crosby, Ryan Carrie, Mary Hammerly, Tony Delio and Sally Gidlund

Also present were Melissa Owens (via teleconference) and Gil Pierce of Rockwood Property Management

2 Homeowners present at the call of the meeting.

OLD BUSINESS

RV Parking / CDA260201: A community member attended the BoD meeting to ask for help enforcing an alleged RV parking violation. The Board has reviewed and addressed this specific violation in the past and agreed that further enforcement is possible should the RV remain parked onsite more than temporarily for loading and unloading purposes which is the limitation imposed by the CCRs. The reporting member confirmed that the number of violations decreased over the past year compared to prior years. In an effort to support the reporting owner and enforce the governing documents for the benefit of the community at large, the Board directed RPM to draft a final notice of intent to fine. The notice will specify the definition of "temporary parking" and that no further notifications will be sent regarding the Association's intent to enforce according to its governing documents, which includes the levy of fines; all further violations will be met with the appropriate fine.

Hearing Request / CDA290207: Owner parks his work trailers either in driveway or street each night and takes it to work during the day. The member contests that his parking does not violate the 48hr restriction due to him taking it to work on a daily basis and is asking for an amended interpretation by the Board.

To help direct further enforcement of Article 8.8 of the CC&Rs, Mary H. made a motion to define the word **temporarily as less than a total of 48 hours in a two-week period**. Ryan Carrier Second and motion passed unanimously.

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.*

RPM to communicate with all parties involved about the new definition of **temporarily** as it relates to Article 8.8

CDA020301: the Board unanimously agreed to offer an additional 30 days to accept the settlement offered in July but absent his acceptance, the account will be referred to CFS for collection.

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NEW BUSINESS

Board Meeting Minutes of 10/16/23 were tabled pending Board review.

CCR Hearing Violation Process – to comply with Idaho requirements to levy fines upon Board decision made in open session, the Board will meet at least quarterly with the next meeting at 2pm on 2/8/24 at the model home.

With no additional business rightfully brought before the Board, the meeting was adjourned at 3:37pm.

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