

Board of Directors Meeting Minutes

1:00 pm December 3, 2025 via Zoom



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

Also present:

Gil Pierce of Rockwood PM.

Ratification of Board Decisions

Late Fee Reversal approved;

- i. 5993 N Courcelles Pkwy
- ii. 5859 N Stafford Rd
- iii. 6845 N Baudelaire Dr

Late Fee Reversal denied;

- i. 2819 W Dumont Dr – *Until further discussion*
- ii. 6434 Descartes Dr – *Did not get unanimous. Motion did not pass with a 2 to 2 vote.*

Meeting Minutes

10/01/25 BoD meeting minutes were approved by the majority.

Financial Reports

Reports through October of 2025 have been reviewed by the Board.

Mary inquired about the Vigne Blanche water settlement issue. Gil responded that the City is willing to go back and recalculate the water usage over a period of three years instead of one month. We received a credit and the adjustment is still in process. Gil will update once completed.

Old Business

Tree Update: Roughly 16 to 18 trees were planted along Dalton and Harcourt.

New Business

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 for 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;

5983 N Stafford Rd: CCR524274

5983 N Stafford Rd: CCR495725

6749 N Louvonne Dr: CCR554506

1675 W Monet Dr: CCR550381

5991 N Stafford Rd: CCR535012

5660 N Loraine St: CCR542291

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2072 W Ashley Ave: CCR542504
5933 N Courcelles Pkwy: CCR495827
6153 N La Rochelle Dr: CCR491607
6193 N Cornwall St: CCR532597
2549 W Malraux Rd: CCR524290
6265 N Cezanne Dr: CCR563003
2544 W Chaumont Ln: CCR526296
1744 W Monet Dr: CCR550368

Collection Referral Authorizations: The Board discussed the following outstanding accounts;
CDA020428 – This was on the Agenda in error. Account was sent to collections in November.
CDA001303 – Motion was made, seconded and unanimously approved to move forward with sending to Chapman Financial.
VIL030409 – Motion was made, seconded and unanimously approved to move forward with sending to Chapman Financial.
CDA120604 – Hold off until end of year to see if payment is made.

CC&R Letters: The Board discussed adding the specific Section/Article # that is in violation to the CC&R violation letters. Per Gil, the majority of violations are to Article 8 so RPM will look into updating the letters to include reference to Article 8.

A question was brought up about CC&R violations and what is considered screened from the view of the community in regards to back yards and parking. In general, the current criteria used by RPM is based on inspections done from the city right-of-way and whether fencing has been installed. The Board would like to discuss further to see if a clearer definition, screened from the view of the community, can be developed.

Open Forum

None.

Next Board meeting January 7, 2026.

With no other business being properly brought before the Board, the meeting was adjourned at 2:22pm.

Respectfully submitted,
CDA Place HOA Board
Rockwood Property Management