



2023 Annual Meeting Minutes

April 28, 2023 @ 7pm in the Skyway Elementary Cafe

Having achieved quorum through the collection of 381 Ballots, the meeting was called to order at 7:03pm. 38 homeowners were also present in person. Introductions were made as follows:

Gil Pierce & Melissa Owens representing Rockwood PM

Directors: Ryan Crosby, Mary Ross, Mary Hammerly

ELECTION of DIRECTORS

Nominations were called from the floor but with no response, the candidates introduced themselves accordingly. The Ballot polls closed at 7:30pm. Rockwood PM served as Inspector of Elections to collect, verify and tally the votes, which rendered the following totals:

# VOTES	CANDIDATE NAME	# VOTES	WRITE IN CANDIDATE
119	Andrew Cook	1	Don Trump
122	Elizabeth McCoy	1	George Schick
70	Kurt Hoekendorf	1	Randy Kubetz
138	Ryan Carrie		
133	Sally Gidlund		
188	Tony Delio		

COMMUNITY & DEVELOPMENT UPDATE

- remaining land will be developed for residential lots
- 45 main association lots under development in location
- 25 lots in new gated community on Wilbur
- 37 acres (approximately 170 residential lots) will complete build out
- existing streets will be extended Wilbur to Courcelles and possibly Wilbur to Moselle
- Ramsey & Wilbur is expected to be a street light
- 21 lot, last phase of Vigne Blanche to be completed in 2024
- 100% buildout is expected in 3-4 years

Questions:

How long will the Declarant maintain control of ACC? The CCR grants the Declarant control of the ACC until it otherwise relinquishes control to the Board of Directors.

When will damaged trees be replaced? Approximately 15 trees that were removed or sustained damage over the last few years will be replaced this year. Annual maintenance trimming is currently underway to provide right of way clearance and the lifting of the evergreen trees to allow clearance for landscape maintenance. Homeowners are responsible for tree and sidewalk maintenance in the landscape strips adjacent to their lot(s).

FINANCIAL REVIEW

Annual budgets and monthly financial reports are available for member review and download via the website: www.cdaplacehoa.com

The HOA ran a deficit last year due to environmental factors, which resulted in the assessment increase imposed 1/1/23. Instability in the labor market will likely warrant another assessment increase in 2024.

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HOMEOWNER FORUM

Who is responsible for sidewalks (lifting, caving, snow clearance)? Members are required to maintain and repair the sidewalks adjacent to their lot(s). The City provides for enforcement and occasionally offers grants or other funds to assist owners in maintaining street trees and adjacent sidewalk.

When will the utility provider clean up their mess in my front yard? Unfortunately, the HOA doesn't have any authority over utility providers that are working within the utility easement recorded on each lot. Members are encouraged to contract the utility directly for reconciliation.

How do we make sure the irrigation zone near me isn't flooded? If/when an area is over or underwatered, please reach out to RPM so we can work with the irrigation team to amend the timers.

Why did the accounting line item increase from \$300 to \$3000 this year? Beginning with 2023, the Association will obtain an annual audit, which provides for the significant cost increase. Previously, the HOA has only contracted for tax preparation, which was \$400 in 2022.

What was the management fee increase this year? \$.50 per door.

What services do gated communities have that the rest of the community doesn't? Additional landscaping, irrigation and private streets, which includes snow removal.

What percentage of the dues goes to the management contract? 21.7%

How much is in an interest earning account right now? \$102,133.61 Gesa Money Market

Several questions were asked about the HOA's offer to share fence replacement costs. Please reach out to RPM for full details.

Is the Board satisfied with the service contracts currently provided to the Association? Yes, the Board is overall satisfied. The HOA is challenged due to its considerable size and so as the community continues to grow, additional contractors are brought on to ensure standards are maintained.

Sorbonne alleyway curb was reported to be damaged by snowplow crews. RPM will investigate the damage and arrange for necessary repairs.

Has the HOA turned over? Yes, the HOA was transitioned from the Declarant to the Members starting in 2021 and was fully completed in 2022.

How do I report an issue with the landscaping? All common area concerns should be reported via the website at www.cdaplacehoa.com/contactus

Two members commented as to the improved service received over the last two years.

How do I replace my street tree? Review the City's requirements and/or policies regarding tree replacement then submit your request accordingly to the ARC.

How do we get contractors/builders to clean up work sites and remove late equipment? RPM will reach out to Greenstone contractors storing their equipment on empty lots.



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IRS REVENUE RULING 70-604 Upon a motion made and seconded, the members present unanimously approved IRS Revenue Ruling 70-604 for the year 2023. **Attach resolution**

2022 ANNUAL MEETING MINUTES upon a motion made and seconded, the members present unanimously approved the minutes as written.

With no other business rightfully brought before the members, the meeting was adjourned 8:35pm

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