

The meeting was called to order at 6:01pm with all but one Director in attendance:
Stephen Pugh, Jodi Rose, Bob Powell, John Graham

Also in attendance: Gil Pierce, Kade Palmer and Melissa Owens of Rockwood PM

RATIFY BOARD DECISIONS

- Operating and Reserve Accounts will remain at AAB (Alliance Associations Bank) with 1 transfer per year to the Live Oak investment account, which earns 4%. After discussion, the Board approved \$70k transfer to Live Oak, which leaves \$100k with AAB, and the additional hourly expense to admin the account.
- Scope of Services document sent to the Board in early February; edits were made, as suggested by John. The Board approved without objections; the Scope of Services document will be uploaded to the website.
- Board Meeting Minutes of October 12, 2023 adopted with edits.
- Financial Reports through 12/31/2023 were previously reviewed and approved with none opposed.

OLD BUSINESS

Summer Party. Jodi reports that catering and food pricing is far higher than the rates negotiated by RPM in years past. Still, the Directors are committed to a cost-conscious option and thus requested pricing data for pizza and an ice cream truck or a potential snow cone vendor in place of traditional catering. Gil suggested a "Picnic in the Park" in which the HOA provides ice cream or Kona Ice at a set rate along with a bounce house for the kids and residents bring their own entrée or picnic food items. Entertainment was very popular last year and space is filling up fast; if the Board wants to secure those services, RPM needs to know asap. Jodi suggested sending out a form to the homeowners, to engage member interest and will provide this to RPM through March 18th.

Board Meeting Schedule. Meetings will continue via Zoom, with the exception of the Annual Meeting, which will be held in person. Annual Meeting is May 13; Board Meetings are scheduled July 31 and Oct 10 at 6pm.

Double Dog Station. Kade informed the board the Double Dog station the board requested be added

NEW BUSINESS

Collection Discussion Acct# PRG010211. Melissa reviewed the history and collection attempts made since this owner purchased in 2010. Despite regular referral to the collection agency (CFS), this owner has never paid assessments and recovery has been unfruitful thus far. The wife's wages fall under the state mandated minimum for garnishment and the husband's wages are union protected. Because Ben was unable to attend this meeting, the Board instructed Melissa to schedule a call with him to review possible options then provide a recommendation via email. Considering the stalemate, CFS is willing to cancel back the account so the Board may take the collection to an attorney to initiate foreclosure, should it wish to.

Collection Action Process. To ensure we're collaborating for maximum efficiency and efficacy, RPM is reviewing the collection procedure and collection advancement thresholds with CFS. Specifically, we're seeking to lower the minimum threshold for collection referral and create an annual account referral standard if the ongoing dues continue to go unpaid. RPM will present any recommendations at the conclusion of the investigation.

Annual Meeting Prep. RPM presented a Bylaws Amendment that allows the Association to conduct electronic meetings and balloting moving forward. The Board will review with the intent to approve the Amendment by email so it can be distributed with the Call for Candidates later this week.

HOMEOWNER FORUM

Enforcement inquiry RE PRG030105: *a courtesy notice was sent for nuisance on date but until/unless additional violations are observed/reported, at which time RPM will follow the enforcement process.*
Concrete Update. *Cole Concrete and Precision Concrete will be onsite to meet with Vaughn regarding common area concrete repairs. Bids will be sent to the Board when available. Kade will request standard pricing for distribution to the members.*

Private Road snow removal. *Jodi reminds that 1" trigger is required for Rosebury Commons, Gil explained that RPM try's to makes common sense decisions if/when to request service when conditions are questionable. As an example, if there's snow accumulation to 1" but temperatures are expected above 50° the following day, snow removal isn't requested. Whenever possible, RPM will communicate snow removal intentions to affected members. RPM needs direction from the board on the snow triggers will implement them for the coming snow season.*

Landscaping service update. *Irrigation audit and initial service must be better than in years past. Coverage and heads need to work properly at start-up.*

With no other business rightfully brought before the Board, the meeting was adjourned at 7:19pm.

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