

March 14, 2023

## Board Meeting Minutes

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The meeting was called to order at 6:02pm with all Directors in attendance:  
Benjamin Phillabaum, Patrick Butler, Jodi Rose, Stephen Pugh, Robert Powell.  
Rockwood PM in attendance: Brandi Gimbel, Melissa Owens and Vaughn Dieter.

Meeting minutes of 11/3/22 and Financial Reports through January 2023 were unanimously approved and adopted by the Board.

### NEW BUSINESS

**Trees on Sundance:** Vaughn provides feedback from Bartlett Tree Svc RE aphids on common area trees at Sundance; treatment will combat this issue at the rate of \$34 per tree. Inland Landscaping is providing systemic treatment but due to annual reinfection, Vaughn will reach out to review and discuss alternative methods. RPM recommends delay in tree replacement pending bids/recommendations from arborists.

**Dog Stations:** Funds for maintenance/repair of this common element is coded to GL 6630 and the budget is detailed in Inland Landscaping's service contract. Bi-weekly service in the winter and weekly service during summer months is approximately \$85 per week. Suggests painting the stations to improve aesthetic value rather than replacement and the remaining Directors volunteered to help.

**Asphalt Seal Coat:** Harold from Asphalt Products wasn't able to provide crack seal service last year so Brandi's reached out to inquire if \$1453.82 bid will remain the same + the price to add seal coat and potential scheduling for each.

**Firewise Program:** State-sponsored program that assists HOAs and similar communities perform fire-abatement maintenance on large natural areas. According to the Fire Marshall, there's about 33 acres of land that qualifies as fire-fueling within Ponderosa Ridge. Pricing is established through a vendor list prescribed by the state. The estimated cost is \$59k in full and Firewise would split the cost 50/50 over a period of 5 years. At the conclusion of the 5-year period, the HOA can apply again for the same benefit over the next 5-years. The Board can break-up the maintenance as it pleases; maintenance cycles are 10-13 years so once an area is maintained, it won't need service again for at least 10 years. Upon unanimous Board approval, Vaughn was directed to proceed to the next steps to have an inspection by the FireWise officer in order to collect actual pricing/bids to help formulate a maintenance schedule and related financial plan.

### HOMEOWNER FORUM

Nuisance violation reported (PRG030401): owner is leaving feed out for deer in the common areas, which is creating considerable disturbance among neighborhood dogs. RPM will reach out to the owner.

Mailbox damage was done by the Post Office, assumed because they fixed it at no cost to the HOA.

Screaming for no apparent reason reported by several members. Twice, members have heard people screaming nonsense from their yard for no apparent reason. If/when this happens, members are encouraged to contact RPM with the address.

Vaughn will contact a concrete vendor for bulk rate pricing to perform right-of-way sidewalk maintenance. Once pricing is obtained, the Board will determine when and how to affect and fund the work.

RPM will add a common area map to the website (the current link is broken).

With no other business rightfully before the Board, the meeting was adjourned at 6:58pm.

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

#### ACTION ITEMS

- arborist bids for aphids on sundance
- dog station cost per service and bags
- ask asphalt to include seal coat + will they honor 2022 pricing for crack fill
- schedule FireWise inspection
- sidewalk repair bid/pricing
- update common area map on website
- give service maps to BoD w/ contracts
- nuisance violation for deer to PRG030401