

The meeting was called to order at 6:32pm with all Directors present.

Directors present: Ben Phillabaum, Dan Mencke, Jodi Rose, Sharon Halstrum, and Pat Butler
Rockwood Property Management present: Brandi Gimbel, Gil Pierce, Melissa Owens and Vaughn Dieter.

Brandi discussed the possibility of returning to in-person meetings. The Board adopted a motion to return to in-person meetings pending covid-19 resurgence.

Meeting minutes of date were adopted as written as were financial reports through January 2022.

BOARD MEMBER TOPICS for DISCUSSION

Snow removal and Rosebury Commons. RPM will continue to endeavor towards the 1” trigger established last year. Dan expressed concern regarding impact on the budget considering the opportunity for additional snow removal expenses. Overall service was satisfactory once they arrived but the delay at the start resulted in some negative feedback.

Sidewalk Clearance Tree Trimming. RPM will distribute the maintenance reminder to homeowners again this week and at least one more time before the deadline of 5/15/22. Noncompliance will be met with enforcement.

Water Pressure. An email will be distributed to owners advising of the high water pressure that’s existed since inception of the community. Only a few owners are impacted with no indication as to when or why issues may arise in a given home. The Board investigated the possibility of the global solution but found it to be cost prohibitive. Members that struggle with water pressure are encouraged to install a pressure regulator valve.

Status of Seal Coat Bids. Due to current inflation, last year’s pricing is no longer accurate. RPM will get new pricing and for Board to review. Once RPM gets new pricing, the Board will determine the amount of area that is done. Juniper, Torrey Ct, and section of Rosebury will be looked at first. Based on pricing RPM recommends doing as much as economically possible.

Street Sign @ Juniper & Rosebury. Was straightened and concrete poured around the base.

Dan informs that he purchased and installed Dead End signs on Linden. The Board approves reimbursement to Dan in the amount \$43 and he will provide a copy of the receipt in exchange.

Delinquencies. Only a handful of accounts are delinquent, most of which are less than 90 days past due. One account is significantly past due and the greater portion of the outstanding balance has been transitioned to CFS.

Puddle at the North East curb line on Rosebury and Juniper. RPM will get bid for repairs to present to the Board for review.

March 23, 2022 at 6:30pm

Via Zoom: <https://us06web.zoom.us/j/86209101584>

Board of Directors Meeting Minutes



Common Area Fire Abatement – Tree Trimming. RPM is coordinating with the Department Natural Resources to see if HOA Common Areas qualify for any DNR's assistance programs for fire abatement.

HOMEOWNER FORUM

Sharon – have the owners been notified of the new landscapers and is the day still Weds? No, the new service date is Thursday. RPM will distribute an email to Rosebury Commons residents of the new service day so owners can be prepared to put pets away and leave gates unlocked. Owners will be notified via email when services are scheduled outside of regular mowing.

Jodi – Suggested moving the annual party earlier in the year to avoid smoke. Brandi will discuss a mid-July party with Dori.

With no other business brought before the Board, the meeting was adjourned at 7:36pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, RPM