

The meeting was called to order at 6pm with all Directors in attendance.

Meeting minutes of 3/23/22 and Financial Reports through June 2022 were unanimously approved and adopted by the Board. Minutes of 4/27/22 unanimously approved.

Inland Landscape Contract

Irrigation management wasn't performed to standard resulting in the loss of several grass zones. The Board agrees to give the irrigation team one more year to get acquainted and rise to the level of service expected at Ponderosa Ridge but if this issue persists the contract will be put out to bid.

HOA BBQ

Scheduled for 8/26 from 6-8pm. To encourage attendance, Jodi will create a pdf for distribution to the members via email and to post on mail boxes. Future BBQs will be scheduled based on member support gauged at the annual meeting.

Seal Coat Bids

Asphalt Products Inc provided a crack filling bid and seal coating pricing is forthcoming at approximately \$0.21 per square foot. RPM will continue to seek pricing but local contractors are already scheduled out through the end of the year. Cracks will be filled asap and seal coat will likely be done at the end of next year. After discussion, the Board unanimously agreed to move forward with the Asphalt Products Inc proposal in the amount \$1,453.82, which is a reserve expense and will thus be funded from reserves. .

Park Signage

Robert appealed to the Board for the installation of signage at strategic common area locations. RPM will collect pricing and a proof for the Board's consideration.

Trees on Sundance

RPM is working with Bartlett Tree Service to provide a bid for common area tree trimming.

Some of the Ash trees are impacted by aphids so we're investigating the possibility of a Spring and Fall treatment but this option will significantly increase the cost of this line item. These options will be presented with the 2023 Budget. If necessary, we will outsource this scope of work.

Tree Pruning

In addition to the above, RPM is seeking proposals to trim trees throughout the community. A general notice regarding right-of-way maintenance will be emailed to the members, similar to the notice sent last year.

Homeowner Forum

Pat requested that the Board walk the entirety of the property as an orientation to review and discuss the vision for common areas and the community at large. Pat will send the Board an email to begin the scheduling process.

With no other business rightfully before the Board, the meeting was adjourned at 7:04pm.

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