

The meeting was called to order at 6:02pm with all Directors in attendance. Brandi Gimbel, Gil Pierce and Melissa Owens of Rockwood Property Management (RPM) were also present.

Meeting minutes of 8/16/22 and Financial Reports through September 2022 were unanimously approved and adopted by the Board.

### **2023 Proposed Budget Review**

Brandi presented the proposed budget for the Board's consideration. These are among the most significant changes:

- Main Assessment is proposed to increase from \$33 to \$39.50 per month. Based on the market and current projections, a similar increase will likely be necessary next year as well.
- Snow removal contract increased 9% over last year. The 2" trigger still exists except for Rosebury Commons, the trigger for which is 1". Snow removal is billed per service so if/when there's concerns regarding the timing and efficacy of service.
- Landscape is also expected to increase approximately 3%. The variance expected at '22 yearend is due to the change in landscape providers after the budget was approved last year.
- The Board expressed the efficacy of treatments applied as part of the Master Tree Program this year.
- Management fee will increase 10%.
- A reserve funding budget is recommended for the repair/replacement of common area amenities maintained by the main association.
- Townhomes and Cottages Assessment is proposed to increase from \$115 to \$165 per month. There's little wiggle room to reduce this budget because it's based on set service contracts. The only opportunity to reduce expense is to forego services.
  - In addition to the proposed increase, RPM suggests the levy of a per lot special assessment of **\$150** to reconcile the \$2600 projected deficit.
- Rosebury Commons Assessment is proposed to increase from \$115 to \$160. Similar to Townhomes/Cottages, there's little opportunity to reduce expense without relinquishing services.
  - In addition, a per lot special assessment of **\$130** is proposed to reconcile the anticipated deficit at '22 yearend.
- Private Street Assessment is proposed to increase from \$145 to \$155 per month.
- Asphalt seal coating will appear on Capital Expense (Reserve) Budget again because the vendor wasn't able to complete the project this year.

**Upon a motion made and seconded, the 2023 Budget was approved by the Board for ratification by the members. RPM will draft a notice for Board consideration.**

### **CD Maturation - \$25k Gesa**

Brandi will provide additional details regarding rates and terms for the Board's consideration. The decision will be made over email with unanimous Board consent.

### **Homeowner Forum**

- Rosebury Commons report that notice hasn't been sent in advance of landscape services. Brandi will work with the landscapers to ensure we're sending notification in advance.

- The Board reviewed a member's request for a private Facebook group but ultimately determined that the Association will not sponsor an "official" social media platform but cannot prohibit others from doing so.
- Members requested signage indicating that Threshold Park is private for PRG residents only.
- Concerns were reported regarding the number of fertilizer application this year over last year.
- Landscaping behind the houses on the hillside between Linden and Rosebury is dead.

With no other business rightfully before the Board, the meeting was adjourned at 7:30pm.

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

#### ACTION ITEMS

- Provide breakdown for community event/party
- Member vote to approve party expense, include per household cost
- Bid out doggy pot service
- Provide CD rates
- Contact Inland Landscape RE service schedule & notification to members
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