

Having achieved quorum through the collection of 45 Ballots, the Annual Membership Meeting was called to order at 6:06pm. Brandi introduced RPM representatives and allowed the Directors to do the same. 22 Members attended in person, as did Brandi Gimbel, Portfolio Manager & Melissa Owens, Association Admin, Rockwood PM.

Election of Directors Brandi explained that there are two Director seats up for election but only one Candidate has come forward, Incumbent Jodi Rose. With that, a final call was made for nominations from the floor. In response, John Graham submitted his nomination for the remaining Director seat. John was given an opportunity to speak then the vote was called. RPM collected and tallied the remaining Ballots to render the following results:

#	VOTE
40	Jodi Rose
10	John Graham
22	Yes, to Annual Party
16	No to Annual Party
1	Other Annual Party

Jodi Rose and John Graham were elected to serve two-year terms and the Annual Party will proceed accordingly. The Board thanks the Membership for its participation and feedback.

Financial Report Monthly financial reports for the current year are available on the website along with the prior year actual income/expenses and ratified 2023 Budget.
www.ponderosaridgehoa.com/budgets

New Business

- The members present adopted the 2022 Annual Meeting Minutes, available on the website.
- IRS Revenue Ruling 70-604 was unanimously approved by the members for the year ending 12/31/23; the Association's CPA is authorized to select the most advantageous tax return form on behalf of the HOA and any excess income will be applied to future expenses.

Committee Reports There are no committees formed at this time but members that are interested in volunteering should contact RPM. Examples include Social Committee, Landscape Committee, etc.; please share your passion with the community!

Member Forum

Members expressed frustration at the quality of landscape services received last year. RPM explained that the Board moved the contract from Greenleaf to Inland Landscaping, the transition to which was difficult. The Board has commissioned RPM to create a landscape map, which is expected to improve landscape services by eliminating field guesswork. Members are encouraged to report landscape issues early and often.

Specifically, a strip of grass at the long driveway between Linden and Rosebury is regularly missed. RPM/Vaughn relayed this to the appropriate service team.

Members inquired about tree trimming; many of the Junipers have broken crowns and limbs due to early snowfall last year. This type of trimming does not fall under the landscape contract scope of work. As such, RPM will solicit bids for the Board's consideration.

As a reminder, snow removal in Rosebury Commons was lowered to 1" last year. Impacted Members were pleased with the outcome and opted to continue this standard of service moving forward. Members of individual cost centers are encouraged to review and discuss the level of service they receive then make collective budgeting suggestions for Board consideration in drafting the next budget.

A Member reports that the crack fill material installed on Juniper is already degrading. The Association will review and address accordingly.

Questions were raised regarding maintenance and replacement of cement alleyways on Sundance. Brandi confirmed that review and marking is underway to stage for repairs later this year.

With no other business rightfully brought before the members, the meeting was adjourned at 6:49pm.

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