

The meeting was called to order at 6:02pm with all but two Directors in attendance: George Shives, Bob Powell, and Kathy Cox. Directors John Graham and Jodi Rose was absent. Also in attendance: Gil Pierce and Vaughn Dieter of Rockwood PM.

### **RATIFY BOARD DECISIONS**

None.

### **REVIEW and APPROVE**

- Board Meeting Minutes of 07/31/2024 were approved and will be posted on the website.
- Financial Reports through September 2024 were approved with none opposed. Board requested update on Adler account.

### **OLD BUSINESS**

*Asphalt Seal Coating & Sidewalk Repairs:* common area sidewalk concerns have been resolved, and seal coating is complete. These jobs were completed without issue. Curbs and cracks were sprayed for weeds; next year, we'll request more thorough removal be included in the scope of work.

*Xeriscaping – ACC Regulations:* concerns were raised as to the implications of enacting new guidelines when there are existing regulations that haven't been enforced. Gil and Vaughn request that Members (especially Board Members) reach out by email if/when they have issues with the level of service received from RPM. Vaughn called for further discussion on the ACC guidelines for Xeriscaping/Spokane-scaping but received no further questions/concerns.

### **NEW BUSINESS**

*Finalize 2025 Budget:* a copy of the proposed 2025 Budget was presented, with the following noteworthy line items:

- Main Association dues increase by \$1, to \$48/month.
- Small snow amount season with a smaller budget lends to a greater increase for 9 snow events this year.
- Inland Lawn increased 1-2% across all services. Native area mowing (between Rosebury and Linden + strip by power station on Sundance) was added, which also contributed to the increase. No change in service fees for the addition of one more dog station.
- Annual Party budget was increased according to inflation, approximately \$200.
- Scheduled utility increases: 3.6% for power 4.9% for water, which are calculated based on 2024 actuals. Credit to Inland Lawn for their efforts to reduce water usage through aggressive irrigation management, it's made a difference.
- Postage is scheduled to increase.
- Both the management fees will remain the same.
- Reserve contribution will be increased from \$17k to \$19k.

*Director John Graham joined the meeting.*

The Board considered ways to balance the budget without an increase in the Main Assessment. Townhomes + Cottages assessments will remain the same.

Rosebury Commons assessments will increase by \$10, to \$ 180/month.

- The increase is primarily related to the lower snow removal threshold.
- Landscaping increased by 1-2%.

Private Street Assessments will increase by \$8, to \$168/month.

- Increase is driven by scheduled utility increases and reserve funding recommendations from the most recent Reserve Study.

Capital Expenditures, funded through the reserve account and managed by the Reserve Study, are scheduled as follows;

Main Association:

- The sidewalk repair budget will be increased to \$2500 to account for the handful of pads missed by Linden Ln intersection with Rosebury Ln.
- Bike path maintenance is scheduled for 2028.

Cottages + Townhomes:

- Concrete and asphalt driving lane listed for 2027 in the Reserve Study. Visual inspection suggests it will make it, possibly longer. This will be monitored over the next few years.

Private Streets:

- Asphalt, concrete and sealcoating price is expected to remain at \$1600 for the specified scope. Linden Lane is next; it should be scheduled asap. The Board authorized RPM to proceed with budgeted work as soon as the budget is ratified.

Vaughn confirmed the following items for follow-up, so the Board can decide on the 2025 Budget:

- Breakout for \$1 main HOA dues increase.
- Party pricing, possible reduction in cost.
- Cottages + Townhomes deficit of \$500 instead of an increase.
- No feedback in Rosebury Commons; the Board accepts additional Private Street reserve funding.

### **HOMEOWNER FORUM**

None.

### **NEXT MEETING DATE**

As a reminder, decisions made outside of a Board Meeting (IE over email) must be unanimous. If the Board cannot come to a unanimous decision, a meeting must be called to hold a formal vote on the proposed budget.

The next meeting date is to be determined.

### **ADJOURN**

Gil offered one final update just received from the Accounting Dept:

The CD did expire last month, and funds are in the MM account. Last month, it accrued 4.6% increase. As per the recently adopted resolution, the remainder will be deposited at month end.

With no further business rightfully brought before the Board, the meeting was adjourned at 6:54 PM.

Respectfully submitted,  
Rockwood Property Management