

The meeting was called to order at 6:07pm with all Directors in attendance:
George Shives, Bob Powell, Kathy Cox, Sharon Halstrom, John Hubbard

Also in attendance: Vaughn Dieter of Rockwood PM
No homeowners were in attendance.

RATIFY BOARD DECISIONS

Sidewalk Repairs – The Board approved a bid of \$8,750 from Cole Concrete for 10 sidewalk repair pads, with work scheduled for late September.

Food Drive at Annual Party – The Board voted 3-2 to hold a food drive at the upcoming community picnic, with Sharon agreeing to provide detailed information for distribution.

REVIEW/APPROVE

- Board Meeting Minutes of 2/19/25 were approved and will be posted on the website.
- Financial Reports through June 2025 were approved with none opposed.

OLD BUSINESS

Seal Coating Update – The Board reviewed plans for seal coating, which is scheduled for the week of the 18th. There was a discussion about the quality of previous crack filling work, with concerns raised about incomplete and substandard fillings. The Board considered whether to request improvements in the upcoming work, but acknowledged budget constraints. They also discussed the need to clarify what is included in the current contract for crack filling. The Board discussed Harold's road maintenance work, particularly focusing on crack filling in the Linden Lane area. Sharon expressed curiosity about the calculation method for crack filling, requesting more detailed information about the quantity of sealant used per linear foot. Vaughn agreed to work with Harold to provide more comprehensive information about the crack filling process for future projects, similar to the detailed specifications he provides for seal coating. They also clarified that the current project includes Rosebury Ln and Linden Ln, with the next project scheduled to cover the remaining section of Rosebury and Melrose.

Aphids Issue – The Board discussed the Association's response to aphid infestations this spring, where systemic soil drenching was applied to about 150 trees with significant infestations out of 281 total trees. The Association's arbor team treated only their own trees, as they do not have authority to treat trees on adjacent properties, leading to some trees across the street remaining untreated despite the Association's efforts. The Board agreed to consider creating a reminder email or mailer for homeowners about aphid treatment, similar to a previous successful tree pruning notice that resulted in about 20 homeowners seeking pruning services.

The Board discussed scheduling tree pruning for April, with the arbor team typically reaching out in late March to coordinate based on weather forecasts. The Board agreed to implement regular seasonal communications to homeowners, with John's proposing to collect ideas for a newsletter by Labor Day to be distributed in late September. The Board also addressed the need for reminders about snow removal and parking during winter, with Kathy emphasizing the importance of enforcing street clearance to ensure effective plowing.

NEW BUSINESS

ACC Change of Definition Section "Landscape Policy" – Vaughn discussed a recent change to the architectural guidelines for Ponderosa Ridge Community, allowing for more drought-resistant landscaping and water-conscious practices. Vaughn explained that while the process for submitting plans remains the same, the revised guidelines aim to promote alternative landscaping options while maintaining community aesthetics. The Board raised concerns about homeowners bypassing the approval process, with Vaughn assuring that violations would be enforced through fines or requiring changes. Kathy highlighted issues with delayed responses from the RPM's staff, which Vaughn promised to address, emphasizing the importance of timely communication.

2026 Community Garage Sale – The Board discussed the results of their first community garage sale, with Sharon reporting strong turnout at her location but noting challenges with the board sign readability. Kathy suggested coordinating with other neighborhood sales on Indian Trail and proposed earlier timing in spring, while Vaughn mentioned the success of Eagle Ridge's garage sales through Inlander newspaper advertisements for \$140. The Board agreed to consider these suggestions for the 2026 garage sale, with Vaughn offering to include Inlander advertising in the next budget proposal, and decided to keep the discussion as a continuing new business item for further planning.

Firewise Program – Vaughn spoke with rep from Nick Jeffries and she confirmed that the Firewise program will be accepting new communities. We will be looking into this for 2026.

With no other business rightfully brought before the Board, the meeting was adjourned at 7:25pm.

Respectfully submitted,
Rockwood Property Management