

RED ROCKS VALLEY HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING MINUTES
NOVEMBER 17, 2021 @ 7PM
Virtual Meeting

1. Call to Order: CJ Rhyne, President, called the meeting to order at 7:10 PM and introduced himself and the attending Board members—David Waite and Darren Caldwell.
2. Affirmation of Attendance and Quorum: Christine Sartoris, Community Association Manager, reported there was a sufficient number of members present in person or by proxy to constitute a quorum. The annual meeting registration and attendance sheets, and proxies will be maintained as part of the Association's permanent records for this meeting.
3. Approval of Minutes: C.J. called for a motion to approve the 2020 Annual Homeowners Meeting Minutes and the April 2021 Special Member Meeting Minutes. A couple of typos were noted in the 2020 Annual Minutes. It was moved, and seconded to approve the 2020 Minutes with corrections, and the 2021 Special Meeting Minutes as presented. With no objection, motion carried.
4. 2021 Board Report:
 - Grounds. C.J. reported the new entrance signage with lights was installed and it did come in more than anticipated. Trail Ridge ditch was cleared recently of tumbleweeds and trash.
 - Compliance. C.J. reminded everyone the Board has tasked the management company with conducting routine sweeps through the neighborhood. The main purpose was to remind everyone of compliance issues, such as leaving trash cans visible, so they can bring their homes into compliance which helps maintain the attractiveness of the neighborhood.
 - Architectural. David reported it was a quiet year overall. The primary requests this year were for painting and fences. There was only one request which was denied, and he hopes the issue has been resolved. Reminder to submit applications before doing any work or erecting any structures or additions to your property.
 - Updates on Red Rocks Valley Expansion. The annexation filing paperwork is complete and through the City's process. Darren expects to break ground on 5-7 lots by the end of the year.
5. Financials:
 - EOY Projections. Christine summarized the end of year financial projections for the 2021 Operating Budget noting the unexpected stand-pipe repair which is expensed out of capital improvements as well as the entrance sign which was previously noted being more expensive than anticipated.
 - 2022 Budget Ratification. Christine then reviewed and explained the expense line items in the 2022 Budget, answered questions about recognition of income, and fielded additional budget questions.

C.J. called for ratification of the 2022 Budget. David moved, and Darren seconded, a motion to approve the 2022 Budget as presented. With no objections, the 2022 Budget was ratified.
6. Governing Documents:
 - Bylaw Amendment for Consideration. C.J. and Christine provided the rationale for the change in terms of the board members. A member asked about the procedure for members to approve and thought there may be a greater threshold of approval. Christine provided an explanation and read the section in the Association's Bylaws pertaining to amending the Bylaws.

With no further questions, C.J. called for a vote on the Bylaw amendment increasing board terms to 3-years fostering continuity and decreasing the number of volunteers needed to fill opening in any given year.

With one voting against and 1 abstaining, the Bylaw amendment passed.

Declaration of Covenants, Conditions and Restrictions. C.J. noted the topic regarding amending the Covenants concerns short-term rentals. Currently, short-term rentals are permitted per the governing documents. David Waite started the discussion with members noting his initial reluctance to short-term rentals, but as he learned more, he realized more research needed to be done to understand the effect of short-term rentals on the community.

Other members voiced concerns of the erosion of “community.” They did not want the neighborhood feeling to be lost. Others felt short term rentals qualify as a commercial purpose and should not be allowed. Others noted they too were unsure about the effect of short-term rental and thought about it from a noise perspective. Some reiterated wanting to know more. Living next door to the short-term rental a member noted there are new people “in our backyards” as well as different dogs. The safety issue was also mentioned.

At the end of the discussion, C.J. reported the information provided tonight will help inform the Board of next steps to take. More research is needed and further discussion with the entire membership is also warranted.

7. Election: Three candidates submitted their names for consideration to fill the 2 open seats terms expiring at the end of 2021.

C.J. provided each candidate with an opportunity to say a few words about why they were interested in serving and anything else they wanted to share. After the presentations by Kenneth Dorman, Jennifer Rhamy, and David Waite the members cast their votes electronically.

The candidates receiving the most votes and elected to the Board were Kenneth Dorman and David Waite.

8. Open Forum: Member Comments and Suggestions

- Question about the completion of the trail to South Camp, noted it was not HOA property.
- Reminder to pick up after your dogs and to keep them on a leash when off your property.
- Question when the ditch will be cleaned again. Will be conducted annually.
- Concern about weeds from empty lots. C.J. noted the storm water management directed Conquest not to spray the area and to leave the weeds as they received complaints regarding the silt drift.
- Concern about the ditch not draining after the last clean-up of weeds from the ditch. After clarification too much silt was removed altering the draining pattern, the Association will look into it.
- It was suggested if the Association was going to amend the Covenants, then we should limit eligibility to serve on the Board to only residents of the community.

With no further business, the meeting was adjourned at 8:38 p.m.