

Red Rocks Valley Board Meeting Minutes
October 16, 2023 at 3:30 p.m. Meeting
Location: HOA Services

Call to Order: Jennifer Rhamy, President at 3:47 p.m.

Roll Call: All board members present. President: Jennifer Rhamy, Treasurer: Bernie Ferrero, Secretary: Brenda Furnace, Member-at-Large/ARC: Darren Caldwell, Member-at-Large/ARC: Kenneth Dorman

Presidents Update on HOA: Jennifer Rhamy

- **Update on violations:** Shed moved 10-25-23, irresponsible use of fire pits will be monitored. Reminder to be sent out regarding a property with weed violations and fines will be addressed. Covenants state HOA Board, if so wanted, can vote to hire the job to be done as a courtesy to the neighbors since enforcement is slow due to regulatory requirements. It is questionable regarding recovery of the expense in the event of a lien on the property. In October, the City stops enforcement of weed removal so that is not an option. Darren will check on cost of the cleanup. Work may be done as long as the board notifies owner of the cleanup.
- **Agenda for the annual meeting and elections:** Agenda to be submitted to HOA Services for distribution to RRV Residents.
- **Annual package:** We will use our own paperwork.
- **Topics for meeting:** Transition to HOA Services, dues, any "bumps in the road".
- **Candidates for reelection:** Darren and Bernie. Note: Bernie has since decided not to run for election.
- **Plan to update our bylaws and covenants:** It will take up to 1 year to amend and make them contemporary. We will mention this at the Annual meeting to see if there are any comments. There are 18 bylaws pages and 60 covenant pages.

Bids on Snowplowing:

Discussion regarding bids and minimum levels for snow removal. 2" minimum with WD Yards and their bid was by the hour not the job. Designated RRV HOA Board member (Ken volunteered) to initiate the call if we decide on an on-demand service. The contractor noted that if the patio home streets are plowed, there is no place to put the snow. It was recommended to not plow the patio home streets.

Motion was made by Darren to no longer plow the cul-de-sac streets. Motion seconded by Ken. All in favor. None opposed. Jennifer will follow up with WD Yards to get a job estimate. A motion was made by Jennifer to accept WD Yards bid and award them the contract to clean out the wash. Seconded by Bernie, all in favor, none opposed.

Weed Abatement: We are hoping to have bids by December. A second bid will be requested from Mesa Turf.

Member Input: None present.

Previous Board Action without meeting: Approval of Policy of Collection for overdue dues. Jennifer, Ken, Darren and Bernie voted yes. Brenda abstained. Policy passed with majority of electronic votes. A second policy requiring owners who do not reside at the property to provide a current address was also approved.

Adoption of Minutes from previous meeting: July 27, 2023. A motion was made by Brenda to accept the minutes as written and seconded by Bernie. All were in favor. None opposed.

Treasurers Report: Bernie Ferrero

- **Financial update, August and September Financials:** Copies were provided to Board members. The CD's are providing good interest.
- **HOA dues delinquency list:** Process of collecting has been initiated according to the Policy of Collection of overdue Dues. Overdue accounts are being managed by HOA Services.
- **2024 Budget:** It was noted that some changes needed to be made so the budget will be amended and resubmitted to the board prior to the Annual Meeting by Bernie. Bernie will also follow up with Mark to clarify incidentals/costs regarding services.
- **P.O. Box:** Bernie informed the board that the 6 month P.O. Box rental would be due again in November. It was deemed we do not need the box any longer so it will not be renewed. Mail will go to HOA Services.

Vinyl Fences: Vinyl fences like the ones in the Patio Homes will be approved when submitted for architectural review.

Standing Reports:

- **Development, Darren Caldwell:** Ongoing. As homes sell, more will be built. Interest rates are high and homes are selling slowly. Construction on Rocky Knoll will be from north to south.
- **Welcome Committee, Bernie:** 9 new neighbors since last board meeting. One resident shared with Jennifer that there were many positive comments regarding the welcome committee and that it is very beneficial.
- **Newsletter, Brenda:** Fall Newsletter completed. Lots of information. Good comments.

Executive Session:

- **HOA Dues Delinquency Policy:** All cleared up and timelines explained by HOA Services pre-meeting.
- **Architectural Review:** Approved fence for a home on Red Vista Court will start the end of this month or in November.

Old Unfinished Business:

- **CIC Breach of Contract, resolution:** More information is needed about some outstanding dues deposits made to CIC but not credited to RRV. Bernie to follow up with Christine.
- Small rock area along Trail Ridge Rd. still needs to be fixed. Bid to be obtained from WD Yards by Jennifer.

New Business: Concern raised about a bike trail behind residents homes which inadvertently made a path that can be accessed by external people either riding or walking. Jennifer will let the resident know the board has deliberated and at this point there is no feasible way to stop it.

Next Meeting: Annual meeting Nov. 8, 2023. Wingate Elementary School 7:00 p.m. in the Cafeteria.

First board meeting after Annual meeting will be January 16, 2024 at 3:30 p.m. at Jennifer's home. Call-in access will be offered to non-board members.

Meeting adjourned at 5:03 p.m.