

2025 ANNUAL MEETING MINUTES

Red Rocks Valley HOA

November 12th, 2025 @ 7:15pm @ Wingate Elementary School: 351 S. Camp Rd.
The meeting was called to order by Rebekah Webb from HOA Services Inc at 7:15pm.

In Attendance

David & Cheryl Campbell
Lonetree Properties LLC /Conquest Homes (Darren Caldwell)
Robert & Janet Barnett
Chrsitopher (Chris) & Michelle Osgood
Robert Hustava
Thomas & Susan Maguire
David & Judy Barnett
Janis Signer
Gordon & Claire Ninde
Tyson & Bernie Goudey
Greg & Patricia Arnquist
Carol Foster
Robert Wunder
Dale & Andrea Schnaith
Don Brisco
Sharon Lucy Blackburn
Theresa Marie Chase
Philip & Patrice Onofrio
Jolynne Briggs
Charlie & Janice Ashton
Kelsey & Dylan Glatt
Kenneth & Lisa Follett
Brenda & Glen Furnace
Marc & Katherine Schnake
Sharon Wall
Kenneth & Cayolyn Dorman
Rod & Vickie Kallman
John & Bernadette Latus
Stewart & Susan Goodma
Jennifer Rhamy
Suzanne & Shawn Isom
Don Hafich & Jolynne Briggs
Richard and Mary Ann Janson

Proxies

17 proxies
received.

Management

Rebekah Webb HOA
Agent

With 17 proxies received and owners from 67 units represented; quorum was achieved.

Introductions

Rebekah Webb introduced herself as an HOA Agent

The Board introduced themselves:

Philip (Phil) Onofrio, HOA Treasurer

Darren Caldwell, HOA Member at Large

Approval of 2024 Minutes

Signed at 1st Board Meeting.

2024 minutes were signed by Phillip Onofrio.

Old or New Business

- **Opening:** Rebekah opened the Old and New Business discussion, first addressing the Board of Directors and then the Community.
- **Flooding Incident:** Phil Onofrio initiated discussion regarding the flooding at Red Rock Valley (RRV) in September 2025. Engineer reports were distributed only one week prior to the annual meeting.
 - Reports received: Rolland Consulting Engineers, LLC (RCE).
 - River City Consultants
- These documents provide preliminary assessments of the main drainage channel along Trail Ridge Road. More detailed reports with repair recommendations are pending and will be shared with homeowners once they are available.
- It was noted that one engineer was hired by a Board member without prior authorization. The report is posted online at HOAServicesco.com.
- **Legal Matters:**
 - The prior Board engaged legal counsel to address ownership issues related to properties, driveways, and a strip of land at RRV.
 - The attorney's letter is available on the HOA website: Red Rock Valley Governing Documents.
- **Welcoming Committee Report:**
 - Bernie Goudey, Chair of the Welcoming Committee, introduced herself and presented the committee's annual report.
 - In January 2025, then-President Jennifer Rhamy requested Bernie to continue as Chair, which she accepted. Sharon Blackburn and Sue McGuire also agreed to continue their involvement.
 - The committee completed homeowner visits and distributed welcome packets to new residents.
 - **Goals for 2026:** Continue homeowner visits and review/revise packet information, subject to Board approval.
 - Bernie invited community suggestions. Homeowners expressed appreciation for the committee's work.

Budget

- **Shift in Focus:** Due to the recent flooding in the community, the remainder of the meeting was dedicated to budget considerations.
- **Repair Costs:**
 - Updated budget reflected an estimated **\$103,000** for repairs to the drainage ditch, retaining pond, and two driveways.
 - Motion by **Phil Onofrio** to approve this revised budget was rejected by the community, citing concerns about the potential need for a large special assessment.
- **Flood/Ditch Committee Proposal: Rebekah (HOAServices Inc.)** recommended forming a Flood/Ditch Committee to develop a plan of action.
 - The committee will be tasked with identifying appropriate engineers and determining the costs associated with detailed engineering reports.
 - Chris Osgood will chair the committee. Anyone interested in joining is invited to speak with him after the meeting.
- **Funding Motion:**
 - **Motion:** Transfer **\$20,000** from the Reserves account to the Operating account to fund engineering reports and assess system issues.

- **First:** Christopher (Chris) Osgood
- **Second:** Unanimous support from the community
- **Outcome:** Motion carried with no opposition. \$20,000 approved for engineering reports and next steps.
- **Community Input:**
 - Homeowners affected by the flood shared their experiences and personal expenses incurred for repairs.
 - A question was raised regarding flood insurance. The Board clarified that FEMA does not classify the area as a flood zone, making flood insurance unavailable

Discussion/2026 Budget Review

Motion to approve the budget updated for 2026 that was ratified at the Red Rock Valley HOA Meeting.

First: Don Brisco

Second: Bernie Goudey

None Opposed.

Budget is approved. Dues shall be \$120.00 Quarterly for all homes starting January 1st 2026.

Elections:

2024-2025 Board Members:

President- *Resigned*

VP- *Resigned*

Secretary- *Resigned*

Treasurer- *Philip (Phil) Onofrio (11/08/2023 – 11/30/2027)*

Member at Large: Darren Caldwell (11/08/2023 – 11/30/2027)

Nominations for the 2026 Elections: Community Approved all new Board Members.

Name: Bernie Goudey

2026-2029 Year term

Motion: Sharon Blackburn

Second: Don Brisco

None opposed.

Name: Don Hafich

2026-2029 Year term

Motion: Self Nomination

Second: Philip (Phil)Onofrio

None opposed.

Name: Brian Stone

2026-2029 Year term

Motion: Self Nominated

Second: Brenda Furnace

None opposed

2026 Board Members (Specific Positions TBD by the board):

President- Bernie Goudey

VP- Brian Stone

Secretary- Don Hafich

Treasurer- Philip (Phil) Onofrio

Member at Large: Darren Caldwell

Adjournment

With no further business to discuss, Rebekah Webb asked for a motion to adjourn the meeting at 8:29 pm.

Motion: Philip Onofrio

None opposed.

The meeting adjourned at 8:29 pm.

Signature

Date