

The meeting was called to order at 6:34pm.

In attendance via Zoom:

Gil Pierce, Manager, Rockwood Property Management (RPM)

Brandi Gimbel, Community Manager, RPM

Melissa Owens, Association Admin, RPM

Board of Directors: Andrew Lawrence, Martin Spadinger, Daniel Greer & Brian Newberry

9 members were also present

A motion to accept the Board Meeting Minutes of 12/14/2021 were unanimously approved by the Board.

Financial Reports through December 2021 were unanimously approved by the Board.

OLD BUSINESS

Perimeter Fence around Swale at Siena Peak & Forest Ridge

Discussion ensued regarding the need and potential liability exposure presented by this swale. The swale separates the natural common areas with Happy Trail and thus may pose a safety hazard due to increased traffic. Pricing will drive this project and so Gil will collect a bid for the Board's consideration.

Replace Dead Trees from Aug 2020

Replacement of trees that were removed during maintenance trimming and removal performed in August 2020.

Any additional trees observed by the Directors (or owners) should be reported to RPM for review and (if necessary) addition to the maintenance list.

Stone Replacement from Aug 2020

Pathway stones near Parkridge require replacement. This work was approved in Aug 2020 but has been delayed due to lack of availability impacted by the pandemic. We will continue to endeavor

Whispering Pines Park Master Plan

Marty is requesting a copy of the Whispering Pines Master Plan.

Raptor Peak

Two undeveloped areas at Raptor Peak are subject to improvement. An ad hoc committee was created to review and provide a recommendation to the Board. The committee just had its first introductory meeting and will update the Board as more develops.

Landscape Maintenance @ Happy Trail

The Landscape Committee discussed several areas of concern around Happy Trail that will be brought to landscaper's attention. Weeds and grass are often overgrown (18+ inches), beds lack attention.

Sticks & Stones Park – Maintain or Remove?

The Board is considering removal or redesign of this park to encourage more use.

Serenity Park

The fall cleanup happened very late in the year due to various issues related to the pandemic. The landscaper struggled to meet its contractual requirements last year due to internal staffing issues and pandemic related supply and labor interruptions. RPM will continue to work closely with Clearwater to improve service this year.

Noxious Weeds Maintenance

An earlier or more aggressive schedule is requested to help maintain noxious weeds more efficiently this year.

Dues Increase

Management fee increase combined with inflation and the decrease in assessments levied two years ago raises the question regarding the potential for underfunding. Right now, the HOA reflects a positive cash flow of \$40k, which begs the question as to whether or not an increase is necessary. RPM advised to wait a year to let the chaos of 2020-21 settle and complete

Financial Recovery Policy

For the Board's consideration, Melissa will draft a policy to help strengthen and extend the existing financial recovery language set forth in the CCR.

Committee Update

Homeowners are always welcome to attend and assist the Landscape Committee in reviewing and affecting the work necessary to maintain the common areas. Please express interest to RPM or the Board.

Q: What's the separation of duties between Clearwater and the Landscape Committee?

A: The Committee does small scopes that can be accomplished on a weekend but larger projects and the scope covered by the contract are performed by Clearwater.

Q: How is Clearwater performing overall (at other properties) in comparison to the competition?

A: Clearwater does a fine job but they have struggled this last year but so have the other contractors we work with. Changing landscapers is a major undertaking with so much common area to maintain so the learning curve is steep if the Board elects to make a change. Daniel reminded that landscaping services were bid several years ago and at that time, Clearwater was the median price.

Architectural Control Committee

The committee is processing requests, usually within several days of submission.

Q: What about the bright blue house up on Parkridge?

A: Regrettably, that house was approved (when the Declarant was in control) and thus the Association has no leverage to enforce.

HOMEOWNER FORUM

Q: Fire abatement update?

A: The Landscape Committee and homeowner Becky Dickerhoof met with Guy Gifford and has been placed on a waiting list for government grant funds to help finance a more robust fire abatement program. When he met with Gil, Guy reports that Eagle Ridge received grant monies in the past for fire abatement, which precludes the HOA from receiving additional grant funds for 15 years. He wasn't sure when or how much grant money was received

Q: Andrew talked about fine tuning the irrigation.

A: The size of Eagle Ridge and staffing issues throughout the local market makes it difficult to gain the longevity and investment necessary to fine-tune irrigation control zones with that level of care.

Q: What is the Tangle Heights annexation update?

A: Tangle Heights Annexation documents have been sent to the Developer's attorney for review and modification to comply with existing city and permitting requirements. Once the annexation document is complete, it will be notarized and recorded, at which point the annexation will be complete.

Q: Is Clearwater providing snow removal around mailboxes?

A: No, Sprinkler Systems does snow removal. Issues should be reported

With no other business rightfully brought before the Board, the meeting was adjourned at 7:51pm.

Respectfully submitted by:
Melisa Owens, AMS, CMCA
Association Admin, Rockwood PM