

The meeting was called to order at 6:02pm.

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 & Jonathan Fox.

3 members were also present

A motion to accept the Board Meeting Minutes of 2/3/22 were unanimously approved by the Board.

Financial Reports through March 2022 were unanimously approved by the Board.

OLD BUSINESS

Split-rail fence from Siena Peak to Happy Trail

We're struggling to find contractors willing to do a job this small but a bid is forthcoming.

Replace Dead Trees from Aug 2020

We continue to compile a list, which now includes 8 trees for removal. While there's no schedule at this time, we're prepared to move forward as soon as the vendor is ready

Stone Replacement from Aug 2020

RPM is working closely with the HOA's contractor Clearwater Landscaping to coordinate small sections until they're fully staffed for the summer. The labor shortage continues to strain regular maintenance and smaller jobs.

Raptor Peak Improvements

Marty presented the committee's proposal (copy attached) for the area known as Raptor Peak. The Board authorized the Committee to proceed with collecting proposals for the Board's consideration.

Common Area Fencing- repair & paint

The community is on a 4 year rotation for reserve repair/replacement of common area fencing. Brandi asked the Board to provide the specific areas of concern so they can be added to the scope set forth in the reserve study.

Owner Request – Pickle Ball Court

The straw poll distributed by the Board recently yielded overwhelming support for the installation of pickle ball court in the common area. Supporters offered to host a trial Pickle Ball court at Crest View and Keely Ct on M/W/F from 10am until 12noon at no cost to the HOA. Another suggestion was made to convert the problematic water feature into a pickle ball court (or similar). The Board encourages the interested members to proceed with their experiment to gauge interest.

Serenity Park Canopy/Pavilion

The canopy that attached to the existing structure was stored in the HOA's supply shed during the winter but it's no longer there. The Board considered options to remove the structure, have a custom canopy built or repurpose the existing 11x11ft permanent form. This is tabled pending a more desirable option – the Board is seeking member feedback to help direct this project. In the meantime, RPM will remove and dispose of the existing canopy.

Movie Event Volunteer

Lori is stepping down from event planning and has found a successor, Brian, to spearhead event planning. The Board is seeking volunteers to help assist in the coordination of 6 annual community events; Members are encouraged to contact the Board via the website or through RPM.

Directors Andrew and Daniel volunteered to assist where needed.

Event Coordinator Call 2023

Upon her resignation, Lori encouraged the Board to consider offering a paid event coordinator position that will plan and execute the 6 events scheduled for each year. The Board will consider this when drafting the 2023 budget.

The next event upcoming is the Schools Out Party then the community yard sale, for which an add must be placed in the paper.

Landscape Committee Update

5/21 (9am-11am) Serenity Park and Sticks & Stones Park work party.

6/4 (9am-12noon) fire prevention work at Moran View, a wood chipper will be necessary to finish up the trail that was started last year.

HOMEOWNER FORUM

The HOA will draft a letter to the City RE the need for a crosswalk in several locations.

With no other business rightfully brought before the Board, the meeting was adjourned at 7:38pm.

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