

The meeting was called to order at 6:03pm.

In attendance via Zoom:

Gil Pierce, Manager, Rockwood Property Management (RPM)

Brandi Gimbel, Community Manager, RPM

Melissa Owens, Association Admin, RPM

Vaughn Dieter, Maintenance Tech, RPM

Board of Directors: Martin Spadinger, Daniel Greer, Brian Newberry & Jonathan Fox. Andrew Lawrence will arrive late.

17 attendees were also present

A motion to accept the Board Meeting Minutes of 5/9/22 were unanimously approved by the Board.

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

#### OLD BUSINESS

**Split-rail fence from Siena Peak to Happy Trail:** Installation scheduled for this Wednesday, 8/17/22.

**Shelby Ridge Walking Trail** : completed last weekend.

**Bartlett Tree Service** is scheduled to perform the following scope: removal of 4 trees at Raptor Peak, 2 at Forrest Ridge Park, 8-10 on Basal and 4 near the pond, which exhausts the annual operative budget for this line item. Marty asked that Raptor Peak trees be reviewed again; his recollection is that there are 7 trees.

**Fence Painting Schedule:** Brandi presented a map with 4 year maintenance painting rotation. The Board approved the schedule and requested pricing from Preble Painting.

**Reserve Report Update:** The Board has plans to meet with Pfaff Engineering and expects to complete the report by October to allow for implication in 2023.

#### **Project Update (completed)**

Whispering Pines painted graffiti on basketball court and weed removal in play area.

Area north of amphitheater has been sprayed for noxious weeds.

Forest Ridge ???.

Gazebo has been removed from Serenity Park.

Raptor Peak noxious weed spraying completed today

Whispering pines electrical box has been replaced.

**Add additional as an addendum?**

Marty confirmed that the Cedar Rd entrance looks a lot better.

Brian asked Vaughn for his professional opinion on the challenges we expect to face in the year ahead. Vaughn shared that labor shortage and vendor availability is unequivocally the greatest struggle in completing regular and priority maintenance today. While the trades and maintenance industry does grow and change rapidly, we do expect to struggle with vendor and staff availability into next year and possibly beyond. There's no way to know how the labor climate will change next and what implications that will have on the level of service provided to Eagle Ridge.

Gil and Brandi explained the challenges experienced with the Association's landscape contractor this year. Regrettably, this is another glaring example of the labor shortage. Tradesmen are booked out through the end of the year and have little time to allow for tasks that don't rise to emergency priority, which leads to a long deferred maintenance list. RPM is doing everything in its power to provide overlap whenever possible. Brandi and Vaughn have dedicated hours to performing smaller maintenance tasks to help keep deferred maintenance to a minimum while we assist the Board in considering other options that may produce better results. The issue we continue to have is that all local landscape contractors are having a similar experience. This is an unprecedented time in the labor market and we are doing our best to navigate with minimal impact resident's daily life.

**Movie Projector Update:** tabled.

**Annual Meeting dates** will be sent out to the Board for consideration once we have the church's availability. The call for candidates will be distributed shortly.

#### **Raptor Peak Project**

Marty reached out for additional bid but haven't received it yet. Daniel contacted the City regarding the possibility/probability of installing a water tap and solicited pricing from local contractors, which is expected to cost \$23k in addition to the \$60k for park installation. He will continue to source proposals for this work. The Board isn't prepared to cast a vote pending more information.

#### **Landscape Committee Update**

#### **Arch Control Committee**

Daniel confirmed that the committee continues to process requests as received.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:15pm.

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