



Annual Membership Meeting Minutes
6:30pm on December 14, 2020
Via Zoom <https://zoom.us/j/96029160863>

In attendance: Mike Creeseey, Director
Daniel Greer, Director
Jonathan Fox, Director
Andrew Lawrence, Director
Martin Spadinger, Director
Gil Pierce, Community Manager, Rockwood Property Management
Dori Ramsey, Field Inspection Specialist, Rockwood Property Management
Melissa Owens, Association Admin, Rockwood Property Management
Members attended via Zoom

Having achieved a quorum, the Board meeting was called to order at 7:32pm.

The Board of Directors Meeting Minutes of 10/15/20 and the 2020 Annual Meeting Minutes were approved as were the financial reports through 10/31/20.

Mike detailed the history of his discussion with Paras Homes regarding the 4 undeveloped “orphan” lots that aren’t suitable for a typical build. In response to Mike’s inquiry, George of Paras Homes proposed to pay half dues until the lot is developed, at which time they will pay full assessments like all other homes.

The Board approved a motion to reimburse Mike Cressey \$328.24 for his expense in gifting 3 plaques for outgoing Directors and ACC Members and 1 monogrammed blanket for Al French for his 20 years of service to the Association.

Gil displayed CCR 4.2 regarding Residential Use as it applies to a homeowner’s request to have a massage therapy business in their home. Under the CCR, the Architectural Control Committee governs

Mike presented the MTLAs proposal to prepare the master plan to replace the condemned equipment at Whispering Pines Park. Discussion regarding scope and exclusions resulted in a continuance to the next meeting pending receipt of additional information. Through Mike Stone, the Board will ask for a bidding and construction administration estimate.

Near Woodland Ct., a swimming pool was installed on a lot and encroaching on the common area. The Board and ACC became aware of this when a lot neighboring the swimming pool submitted an ACC request to install a fence that also encroaches on the common area. The ACC denied said request and the homeowner cited the pool and its accompanying wrought iron fence. The pool owner asserts that they were given permission, which would have been provided by the developer prior to member turnover. To secure the best position for

the Association in both matters (pool and fence), the Board directs Gil to solicit a legal opinion as to best approach in responding to the homeowners in question.

Andrew submitted several inquiries in

- Heated storage for RVs. The
- I didn't catch the second item.
- Enforcement of holiday décor timelines and XX. This requires a vote of the membership.

Laurie Hendricks volunteered to chair the Events Committee in 2021; Lauraine Dwyer volunteered to assist. Mike Cressey has stepped down from drafting and distributing the Ridge Report. The Officer positions have been assigned as follows:

President: Daniel Greer
Martin Spadinger: Vice President
Andrew Lawrence: Treasurer
Jonathan Fox: Secretary
Mike Cressey: Director at Large

With no other business rightfully brought before the Board, the meeting was adjourned at 7:53 PM.

Respectfully Submitted,
Melissa Owens, CMCA, CAMP
Association Admin, Rockwood Property Management