

2022 Annual Membership Meeting

6pm on October 27, 2022 at St. John's Lutheran Church



Having achieved quorum through the collection of XX ballots, the meeting was called to order by Daniel Greer at 6:02pm. The Directors offered a brief introduction as did RPM staff: Brandi Gimble, Gil Pierce, Melissa Owens, Vaughn X, Dori Bush.

Board of Directors & Architectural Control Committee Elections – Nominations were called from the floor. With no additional submissions, the candidates introduced themselves and made one final bid for election. 207 Ballots were received, the final vote count is as follows:

Board of Directors Election tally: Daniel received 144 votes
Shaun received 115 votes
Alex received 81 votes

Outcome: Shaun Smith and Daniel Zapotocky were elected to the Board for a term of 3 years each.

ACC Election was uncontested and therefor the votes were not tallied. Alex Chernikov and Anthony Kiepe were elected to the ACC, each for a term of 2 years. The third ACC seat remains vacant pending further review as there were several write-in candidates, each of whom received a single vote. Write-in candidate Loren Brown received 2 votes.

2023 Budget Ratification – Brandi introduced the proposed 2023 Budget and explained the format and provided the following details regarding changes anticipated next year:

- A significant increase is expected in landscape expenses (20% over 2022) is expected to increase 20%.
- An increase is expected in snow removal expenses of around 5% from 2022.
- Questions were raised regarding certain maintenance line items such as noxious weeds treatment and snow clearing around gang mailboxes. Maps of snow removal service areas, street lights maintained by the HOA and other useful maps are available on the HOA's website: www.eagleridge-hoa.com/community-map
- The Board is researching the possibility of installing a pickle ball court. More information is forthcoming as pricing and guidance is received and reviewed by the Board.
- There were questions from the members and discussion regarding the division of maintenance and funding of both the operating and reserve (capital expense/improvement) fund. The reserve account is funded by monthly dues, the maintenance schedule for which is dictated by the reserve study. With the exception of one year, has been performed according to the reserve study. Only maintenance outlined by the reserve study can be funded from the reserve account. New installations or improvements beyond what already exists cannot be funded by reserves; such projects require a vote of the members and likely a special assessment.

Monthly financial reports, current and past budgets, audits and reserve studies are available via the website: www.eagleridge-hoa.com/budgets

- Members expressed frustration with confusion regarding the two websites that serve Eagle Ridge:

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www.EagleRidgeLife.com is independently owned and operated by the HOA, which provides community culture and events through the annual calendar, members-only password protected area used for voting and survey remittance.

www.EagleRidge-HOA.com is hosted and maintained by RPM to provide governing documents and pertinent HOA records, assessment and remittance information, Portal access with online payment hosting (and AutoPay).

Without 51% of members present in person or by proxy to oppose, the 2023 Budget is hereby ratified.

Community Event Committee – Lori provided a brief update on annual and upcoming events. The committee is still in need of volunteers to continue hosting the events our community has come to expect and enjoy.

A motion was made and seconded to adopt IRS Revenue Ruling 70-604, which authorizes the Board to roll excess income at 12/31/22 into the budget to offset future expenses. With no members opposed, the Board President will sign a resolution acknowledging the membership's decision.

A motion was made, seconded and unanimously approved to adopt the 2021 Annual Meeting Minutes.

Landscape Committee Report – Sharon Spadinger provided a report regarding their recent undertakings and priorities moving forward.

Homeowner Forum

The Board is still gathering proposals for both xeriscaping and water installation at the proposed Raptor Peak Park. While the investigation and planning is well underway, the Board does not have enough information provide additional details at this time.

Questions were raised regarding maintenance of trees in natural areas. RPM worked with Bartlett Tree Service to do a comprehensive inspection and the HOA has since taken action on their subsequent recommendations. Trees have been removed as suggested by Bartlett and so now RPM's focus has shifted to the development of a master tree program, which will establish a proactive, ongoing tree maintenance schedule.

With no other business rightfully before the membership, the meeting was adjourned at 7:57pm.

Respectfully Submitted,
Melissa Owens, CMCA, AMS
Association Admin, RPM