

With 2 of 4 directors present, the meeting was called to order at 4pm. Jennifer Barbieri and Dennis Roberts were in attendance, Gene Niederkleine was absent and Kevin Schneidmiller was unable to attend due to an emergency meeting with the City. Gil Pierce and Melissa Owens of Rockwood Property Management (RPM) were also present.

As required, the date, time and location of this Board Meeting was posted on the HOA's website so that members may attend should they choose.

Hearing request for 1115 W Deschutes was held again. The owner asserts that notice of the previous hearing was sent to a defunct email address. As such, the hearing was rescheduled and notice was sent to the new email address and a call was placed to the owner. Despite the reschedule, the owner did not show up to CC&R violation hearing and as such, the enforcement will continue per the HOA's existing policy.

Financial Reports through 01/31/2023 were tabled due to lack of quorum.

2023 Annual Meeting

Gil walked the Board through the election process, which will take place at the upcoming annual meeting. Kevin will appear on the ballot as Declarant rep and must be elected to continue on the Board. Through votes assigned through the lots it owns, the Declarant has the opportunity to vote as Member of the community until the remaining lots are sold.

Landscaping

All contracts (for all properties managed by RPM) were bid this year. In an effort to promote better outcomes, the Montrose contract continues to be divided between Yochum Landscaping and Greenleaf Landscaping. Despite our efforts to shop and negotiate service, rates increased by almost double for some scopes of work. New contractors were brought in at other properties as a litmus test to determine if they can accommodate a larger project like Montrose. Depending on performance, RPM will solicit new bids for the Montrose landscape contract next year.

Common Area Maps

To better serve and manage the community, Gil offered to create an interactive Google map of the common areas, which includes elements such as irrigation zones, dog stations, lighting elements maintained by the HOA, etc. The time to provide this service will be billed additional should the Board wish to move forward.

Bylaws Amendment – Number of Directors & Voting Methods

For the Board's consideration, RPM will draft an amendment to limit the number of Directors to 5 and provide for electronic notice and ballot by mail.

With no other business rightfully brought before the Board, the meeting was adjourned at 3:05pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood PM