

With all directors present, the meeting was called to order at 4pm. Kevin Schneidmiller, Jennifer Barbieri, Gene Niederkleine and Dennis Roberts

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. Owner did not show up to CC&R violation hearing. Board approved moving forward in the violation process which means Owner will incur fines for all unresolved violations per the fine schedule.

Financial Reports through 9/30/22 were reviewed and approved as presented by RPM.

2023 Budget Review

Gil presented a draft budget for the Board's consideration. Significant changes are detailed below:

- Assessment income is expected to increase approximately 15% in order to provide for the anticipated increase in goods and services. The CCR provides for a maximum annual increase of 20% and so the Board is bound by this restriction. As such, another increase may be required next year to ensure proper funding. Monthly dues increase is to \$22.50 from \$19.
- Landscaping services incurred significant increases, expected around 20-30% over 2022. We shopped rates to ensure the HOA is paying fair market value for the current level of service. Instability in the labor market is driving up prices in the maintenance/service industry.
- Utilities will incur a typical increase.
- RPM increased the management fee \$0.50 per door.
- The reserve allocation was increased to \$4000 to provide funding for the long-term repair and replacement of major common elements. To ensure the proposed funding plan will be sufficient, RPM recommends that the Board contract with a specialist to perform a Reserve Study next year.

A motion was made and seconded to adopt the 2023 Budget as proposed. Members that opted-in to email delivery will not receive a coupon book this year. A notice of assessment will be distributed shortly, and coupon books will go out mid-December.

ACTION ITEMS:

- Trees In Willamette Park (off Snoqualmie) need pruning.
- Contact utility co to/or install a lock at Willamette Park.
- Contact the City to request crosswalk lines near Willamette Park.

With no other business rightfully brought before the Board, the meeting was adjourned at 5:06pm.

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