



The meeting was called to order at 6:35pm with all Directors present:
Jen Barbieri, Gene Niederkleine, Dennis Robertson, Matthew Kifer, & Lacy Smay

Also present: Melissa Owens (via video call) and Gil Pierce of Rockwood Property Management as well as 6-8 homeowners.

Board Meeting Minutes of 10/24/23 were adopted by unanimous vote.

Financial Reports through October 2023 were approved by unanimous vote. Gil mentioned that the Association has about \$26k in prepaid dues, which reflects as an artificial positive cash flow for 2023 when the funds are intended for 2024. Since the last meeting, the Board authorized the following accounts for referral to CFS:

- MON000212
- MON030401
- MON040301
- MON010620
- MON040210
- MON080303

OLD BUSINESS

Legal Update: Motion to dismiss was filed on behalf of the Association along with a request for reimbursement of attorney fees. A copy of the filing was forwarded to the Board this afternoon. Gil provided the discovery documents to the Association's counsel, as requested. Potential court dates: March 14th or Feb 22nd. Gil will inquire as to if a Board rep is required to attend or if the attorney's attendance is sufficient.

NEW BUSINESS

Management Fee Contract Renewal: Gil submitted the 2024 contract to the Board via email this afternoon. Changes include an increase in hourly fees, the per-door increase approved in the 2024 Budget and a cap on meetings of 2 hours each. The contract will be sent to Jen via DocuSign.

Enumeration of Officers: A motion was made and seconded to remove Lacy as VP; with 4 Directors in agreement, the motion passed. A subsequent motion was made to appoint Matt to the VP position with 4 Directors in agreement, the motion passed.

HOMEOWNER FORUM

Members that would like a copy of the original complaint or the Associations motion for dismissal should submit their request to montrosehoa@rockwoodpm.com.

A Member requested that the Directors introduce themselves at the start of each meeting. In response, the Directors introduced themselves and stated their positions.

Board Meetings are posted to the website in advance of the meeting. The Board will continue to endeavor to distribute email notification to members in addition to the required notification.

A Member asked how many Director seats will be filled at the next annual meeting. The Bylaws suggest 7 Directors but considering the struggle to navigate meetings for the 5 existing Directors, a Bylaws amendment is likely to be adopted.

With no other business rightfully brought before the Board, the meeting was adjourned at 6:30pm.

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