

Red Rock Ranch Reserve HOA meeting  
6/8/22

Meeting convened at 16:05 at Ami Robinson's home

Attendees: Barb Hess, Barb Hughes, Ami Robinson, Andrea Rusco,  
Mark and Karen Tapper

First order of business: The GNP(good neighbor policy) was discussed on how it should be presented to the neighborhood. We agreed that it should be added to the Design guide section of the website for current and future residents information source. Ami made the motion to approve the GNP and add to the Design Guide, Andrea seconded it.  
Vote: All in favor 4-0

Second order of business: Review of the EP (enforcement policy) and wording of the letters. We discussed the need make the EP letters less aggressive and confrontational while still maintaining regulations for compliance (teeth).

Third order of business: Discussion of the RRR policy for covenant and rule enforcement. Adjustments and amendments were discussed in the following sections: Complaints, Violation Notice, Fine Schedule and Continuous Violations. Upon review of the the amendments at the next meeting the board will vote to accept or further amend the changes.

In the complaints section, article 4 was to be amended to "The AA has the authority to withhold the identity of the complainant at their discretion." In article 6 addition of the words "However, the identity of the complainant may be withheld upon request."

In the Violation Notice section the words "and mailing address" were to be added to article 3. The words following the word "fine" were to be removed from article 4. The word "be" was to be removed from article 6.

In the Fine Schedule section, article A: A time in between violation notices for fines to be imposed was to be specified (possibly per month). Article B, Continuous Violations, was to be removed because #5 in article A addresses subsequent violations.

Fourth order of business: Discussion and planning of Meat-a-palooza neighborhood party. The board discussed what was still needed and how it would be set up. Reimbursement of costs related to the paper goods etc. and meat for the grilling contest up to but not exceeding \$1000 were approved. Andrea made the motion for reimbursement Barb Hughes seconded the motion. The vote was 4-0 all approved.

Fifth order of business. The next AA meeting was set for Tuesday September 6th 6:30 and Andrea's house.

A motion to adjourn the meeting was made by Andrea at 17:37 all approved.

Red Rock Ranch Reserve Annual meeting  
3/29/2022 First National Bank of Monument

Meeting called to order by Barb Hess at 6:30 PM

In attendance were representatives from 10 homes: Tapper, Graham, Hughes, Weber, Taman, Leighty, Rusco, Lohf and Ford, Robinson, Hess.

We also had five proxy forms turned in from the homes of: Wier, Schoolsky, Lilja, Furrer, Caparella.

Old business: A motion was made by Barb Hess to approve the minutes from the last board meeting. The motion was seconded by Ami Robinson and approved 4-0.

New Business: Barb Hess welcomed the new Neighbors to the neighborhood. We have three new neighbors, the Wier, Schoolsky, and Courtright homes.

Ami Robinson passed around a list for review of the neighborhood contact information for those present to verify that their information was correct.

Barb Hughes gave a review of the neighborhood financials. Our HOA dues have been collected and all but two homes have paid. We currently have \$21,701.24 in our account after insurance and other miscellaneous expenses, such as postage, were paid. Barb Hughes mentioned the possibility of reducing the HOA fees in the future.

Andrea Rusco discussed fire mitigation and the firewise program. A list of resources was handed out for neighbors to consult regarding reduction of burnable material in the neighborhood. A discussion of how best to handle getting rid of dead scrub oak and other material was had. Plans to continue to working on the ongoing problem and to find more information on how we as a neighborhood can be better prepared were made. We intend to pick some days to help get slash to the black forest slash pile and contact fire mitigation resources for additional help. Derek Hess volunteered to help Andrea with getting a "bring out your dead" day or two set up for the neighborhood.

Barb Hess introduced the idea of a neighborhood "Meatapoluza" party where we can all come together, roll out our grills, listen to music, play games as

Board Nominations: The nominating committee submitted their nominations for the new board. The suggestion that two members of the existing board remain and two new members replace the existing board. The nominating committee submitted Nicole Schoolskey for Vice President and Karen Tapper for secretary.

Vote: The assembled homeowners voted unanimously to name the new board.

President: Barb Hess

Vice President: Nicole Schoolskey

Secretary: Karen Tapper

Treasurer: Barb Hughes

Meeting adjourned at 20:00

Submitted by Andee Rusco, Secretary

Red Rock Ranch Reserve  
HOA meeting  
2/23/22

Meeting convened at 7:45 at Barb Hess's home

First order of business:

Ami Robinson formed a nominating committee composed of Quentin Leighty, Melissa Caparella and herself to present nominations for the upcoming HOA board member elections to be held at the annual meeting. All 4 members of the current HOA board were nominated in a meeting on 2/22/22 via email.

Second order of business:

A motion was made to hold the annual meeting on March 29th at 6:30pm at the First National Bank of Monument. All approved in a vote 4-0.

Discussion of the annual meeting and what would be covered there followed:

The annual meeting will include, but will not be limited to, discussion of the proposed good neighbor policy (GNP). Barb Hess shared the GNP recommendations from the committee formed among neighbors and her analysis of the material for clarity and to be presented at the annual meeting. All board members received a copy to look over and recommend any changes within the week. Pending review and agreement of the GNP it was recommended that a copy of the proposed GNP be sent out to all homeowners along with the meeting notification to allow time for review prior to the annual meeting and vote on the adoption of the GNP.

Additional items discussed were the firewise program. The board discussed asking for a volunteer to be our point of contact with the county and neighboring communities regarding fire mitigation and the firewise program. We discussed the possibility of renting a large wood chipper for a couple of weekends this summer and asking neighbors to lend their trailers or possibly renting one as well. Andee agreed to look into rental of a wood chipper to be placed at the corner of Redstone and Red Rock in Track C for all neighbors to bring their wood and take any mulch they would like as well. We will also look into and notify neighbors of the black forrest slash website <http://bfslash.org> for homeowners to drop off their own yard waste. Another item briefly discussed was organizing a neighborhood BBQ this spring. No date and time was set for that.

Third order of business:

Barb Hughes notified all neighbors by text that our annual HOA fees of \$150 are due. She will go over our finances at the annual meeting and give the numbers of how many have paid and unpaid.

Meeting adjourned at 8:37