

Red Rock Reserve HOA
Meeting Minutes
5/10/2023

Meeting called to order by Barb Hess at 7:18.

In Attendance: Barb and Derek Hess, Andee and Jason Rusco, Karen Tapper, Barb Hughes, Nicole Schoolsky and Ami Robinson.

Old Business:

Minutes: Barb Hess made a motion to approve the minutes of the annual meeting held on 3/23/2023. Karen Tapper seconded the motion. Minutes approved.

Fire Mitigation: Per Jason, the crews that were hoping for a grant to provide services at a discounted rate did not receive the grant. The option of homeowners moving debris to the road for pick up was discussed. The Lijahs and Robinsons have offered the use of their trailers to haul debris to the Black Forest Slash Pile. The use of the chipper being used by the Red Rock Ranch HOA was also discussed. This option was tabled until Jason can get additional info. A friend of Derek (Dave) has trainees that are learning to mitigate. This option would provide free labor for part of the work. However, he is booked until September. Derek will put him in touch with Jason. Jason found a young man (Ty) willing to do work for pay. Anyone interested may contact Jason. In conclusion, Jason will draft an email presenting all options and forward it to Barb Hess for email distribution to homeowners.

New Business:

New Officers: Barb Hess distributed officer notebooks and welcomed the new officers. She also discussed the workings of the board and their role in the Approving Authority.

SB-213: Pat Graham sent an email to the board regarding State Bill 213, which would limit the ability of towns to manage land use and zoning. Instead, it would centralize that authority in the State Capitol. However, this bill failed on May 8th as the House and Senate were unable to reach an agreement.

Meat-A-Palooza: The next Meat-A-Palooza date was set for July 2nd. Details will be discussed at the next board meeting.

Next Board Meeting: Set for June 19th at 7:00 p.m.

Meeting adjourned at 8:50.

Submitted by Karen Tapper, Secretary

Minutes from Red Rock Reserve annual homeowners association meeting

3/23/2023

Meeting called to order by Barb Hess at 19:07.

In Attendance: Quentin Leighty, Karen Tapper, Pat Graham, Barb Hess, Jason and Andee Rusco, Ami Robinson, Tom and Barb Hughes, Melissa and Tony Caparella.

"Old Business: Barb made the motion that the previous meeting's minutes be approved. Andrea Rusco seconded the motion all approved.

New Business: We welcomed our new neighbors Jeff and Maggie Fackler (not in attendance)

Contact info: Ami Robinson submitted a copy of our contact information list. It was checked for updates. No edits were needed.

Financials: Barb Hughes briefed the homeowners on the HOA's financials. A copy of her accounting for the previous year was submitted for review. All homeowners are paid up and there are no delinquencies. Barb Hughes also asked that the request for payment of the annual dues of \$150 go out in early January to be paid by the end of January.

Good Neighbor Policy: Barb Hess notified the neighbors that the good neighbor policy is now up on the Red Rock Reserve website and should be included with the information new neighbors will receive when buying into the neighborhood. She also reminded the assembled neighbors that the approving authority forms are located on the website and should be utilized for home/yard improvement requests.

Fire Mitigation: A discussion of the firewise program was brought up again. Several suggestions and options were considered. Most homeowners are considering a combination of options. Jason Rusco and Tony Caparella volunteered to help organize a chipping or haul off day with neighbors help using trailers, or possibly rented trailers, to the black forest slash pile. Tony is also going to work on contacting the state regarding funds or crews to help mitigate our fire risk and clean up dead/hazardous wood and debris. A vote was made by the board to allocate needed funds toward this effort not to exceed \$1000.

Road Construction: A discussion of what was going on with waterline and the road leading to the neighborhood was had. Quentin Leighty informed the assembled that it was the town of Monument that was responsible for the construction and would be who to contact regarding the mess that has been left there. Quentin said he would reach out to the the town of Monument and ask about the road repairs timeline.

Block Party: Barb Hess initiated discussion of our second annual Meat-a-palooza. The neighborhood members agreed that they enjoyed it and would like to continue to do it once a summer. Barb Hughes volunteered their yard for the party's location and Ami Robinson volunteered the use of their bathroom again. The date for the party is TBD by the new board.

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 Schoolsky 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 Schoolsky

Secretary: Karen Tapper

Treasurer: Barb Hughes

Meeting adjourned at 20:00

Submitted by Andee Rusco, Secretary

HOA meeting 1/25/2023

Meeting called to order at 19:29 at Barb Hess' house. In attendance: (board members: Barb Hess, Barb Hughes, Ami Robinson, Andrea Rusco) and Karen and Mark Tapper

1st order of business: Minutes. Barb Hess made a motion to approve the minutes from the previous HOA meeting, Ami seconded the motion all approved.

2nd order of business: Nominating committee. Ami was asked to head the nominating committee by Barb Hess. She agreed to contact prospective board members for next year's board officer positions. It was discussed to try to keep two members from this board to maintain a level of continuity to assist the next board during the transition period.

3rd order of business: Annual meeting. Setting a date and time for the annual HOA board meeting was discussed. We consulted the times the bank conference room would be available and decided that March 23rd at 19:00 PM would be the best fit. Barb Hess made a motion to set the annual meeting at that time, Barb Hughes seconded all approved. Barb Hess will send out the invitation and post it on the website.

4th order of business: Annual dues. Barb Hughes is collecting dues and will send out a message to the neighbors reminding them that they are due.

5th order of business: Agenda for the annual meeting. We discussed what items need to be addressed during the annual meeting. Suggestions included:

Meat-a-palooza.

Reiteration of the good neighbor policy and its adoption by the neighborhood and its addition to the RRR HOA website.

We also discussed Barb Hess fixing current errors on the information listed on the website and in the documents the AA sends with outdated names. (this is not for the annual agenda)

Additional items discussed were finding out who to ask about the construction going on on Red Rock Ranch. We would like to be able to give an update to the neighborhood members regarding expected completion dates and explanation of what is going on there. Along with the expected construction and growth surrounding the entrance to the neighborhood. (is there still any chance of fighting it still?) Ami was going to look into that, (I think).

Fire mitigation: We discussed the lack of leadership regarding the fire mitigation plan and that it might be easier to encourage everyone to take care of their own lots rather than trying to initiate a neighborhood program. Andee brought up the organization Tony Capparella has been in discussion with (same as the group that did the Lilja's yard) and said she would talk to Tony about presenting on this as an option for the neighbors at the annual HOA meeting.

Barb Hughes suggested that if additional items needed to be added prior to the annual meeting we can suggest them in a group email. All agreed.

Meeting adjourned at 20:35