

Board of Directors Meeting Minutes

March 3, 2022 at 1pm via Zoom



Attending: Yvonne Theodor, Director
Heidi Bollum, Director
Sarah Leverett, Director
Jim Frank, Declarant, Director
Joe Frank, Declarant, Director

Gil Pierce, Association Manager, RPM
Brandi Gimbel, Association Manager, RPM
Melissa Owens, Association Admin, RPM

The Board Meeting was called to order at 1:06pm.

The Board Meeting Minutes of 10/6/21 and 11/11/21 were approved by the Board and will be posted to the website for member review.

Financial reports through 1/31/22 were reviewed prior to the meeting and subsequently adopted by the Board. February financials will be ready shortly.

OLD BUSINESS

Board Member Questions dated 02/13/22

The Board submitted the attached questions, to which Brandi responded on 02/23/22. The Board is satisfied with the information provided therein.

2022 Landscaping Expectations – Island Flower Replacement

Directors praised Greenleaf for the level of service provided despite their staffing challenges last year. The following comments were submitted for improvement:

- more annuals proposed to replace ornamental grasses that tend to look a bit rough during certain parts of the growth cycle

Gil explained that a reduction in overall square footage entrusted to Greenleaf has been reduced so they can focus on providing high quality service

NEW BUSINESS

Election of Directors @ 2022 Annual Meeting

- As part of the transition, the Declarant no longer appoints Directors.
- Two lots on Nettleton are owned by Jim and Joe. Without a Declarant appointed seat, Joe and Jim will run like any other member.
- There are four candidates for two Director Positions; ballot packets will go out once the meeting date is confirmed.
- The meeting will be hosted in person at the Welcome Center on Thursday, 4/14 at 6pm, with an option to attend via Zoom.

The Nest & Olmstead Park Reservation Policy

Olmsted Green & the Wing are the only common space facilities owned by the HOA. Jim inquired as to if Board wants to let or rent out the space and/or schedule community events at the park and if so, to what degree. The Board agreed with the following stipulations:

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- Private parties must be reserved and a fee imposed; the fee is waived for residents.
- Additional cost to clean or repair will be billed to the reservation holder.
- RPM will develop a policy and process and contract to reserve the space at Olmsted Park.
- Events over 50 people will require additional staffing, garbage cans, restrooms, and thus a larger fee will apply.
- Groups under 12 that show up without reservation may remain provided there's not a conflicting reservation.
- In the event of an injury or similar liability, the Association's insurance will provide coverage. Larger events may mandate additional insurance, which would be set forth in the reservation policy.

New Construction in the BOA

Starting construction very soon at the Nest to move and expand the stage area to the south. Access from the trail to the Nest will be restricted through its completion in May. Pavers will be replaced with exposed aggregate concrete to provide more longevity.

New large buildings are planned, designed and under permit review

6 story residential building adjacent to Inlander bldg, a larger medical facility to host Primera Blue Cross corporate headquarters. The Centennial Trail will be closed between the Nest and Monroe St Bridge will remain closed for approximately 2.5 years during construction.

ARC Fencing Request - 2432 W Summit

The Board sympathizes for the owner but the HOA cannot fund the fence install. The application will be forwarded to Dori for regular processing.

With no other business rightfully brought before the Board, the meeting was adjourned at 2:26pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood Property Management