



Upon unanimous approval by the Board, the Meeting Minutes of 3/9/22 and Financial Reports through June 2022 were adopted.

OLD BUSINESS

Landscaping. Members are encouraged to submit work order via “Common Area Work Request” via the website Contact Us tab. Brandi will submit a work order report with the monthly financial to the Board.

NEW BUSINESS

Short Term Rental Restrictions. Joe explained that the Developer is collecting a legal opinion to determine if and how the HOA might restrict rentals. Brandi will also inquire with Terri Stripes with the City to determine if there’s an ordinance or prohibition on short term rentals dating back to early development.

Audit & Reserve Study. Brandi presented proposal and the Board subsequently authorized the engagement with Newman CPA to Audit the 2021 financial at the rate \$2200.

Crack Filling. After discussion regarding scope, the Board unanimously approved a proposal to crack fill by Asphalt Products.

Townhome Painting Project (1835 -1847 W Summit). Per the document, the project was approved to proceed with 5 homes in favor (out of X). Joe mediated in an effort to gain support by all homeowners but ultimately, was unsuccessful. The majority members solicited 4 proposals and have collectively agreed on a single contractor/rate.

The affected members will share the cost in the manner prescribed in the REA and as agreed by the owners. The Townhome Committee recommends that the Board approve the project and levy the special assessment in the manner prescribed. The dissenting member will have the option to appeal to the Board, which will be communicated in a notice regarding this decision.

HOMEOWNER FORUM

A new group of volley ball players are using the space and driving stakes into the ground to support the net, which is damaging the common areas. In addition to potential damages, this use takes up considerable space but it also creates atmosphere and brings traffic to local businesses. The Board will inquire with Greenleaf to determine if actual damages have been done and if so, the Board will consider the matter further.

Despite chatter and a plan put forth by the City bike committee, the bike path right of way won’t be directed through the gardens down Chestnut.

Board of Directors Meeting Minutes

@ 11am on August 17, 2022 in the Welcome Center



Are we going to change the Bylaws to reflect the new distribution for allocated responsibility for shared maintenance of townhome buildings? The Board will discuss this on a case by case basis.

With no other business rightfully before the Board, the meeting was adjourned at 12:14pm.

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

Move REAs and annexation docs to CCR tab