

Board of Directors Meeting Minutes

October 6, 2021 at 12noon via Zoom



Attending: Scott McArthur, Director
Yvonne Theodor, Director
Heidi Bollum, Director
Donn Durgan, 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 12 noon. Gil introduced Brandi, who is transitioning into the manager position for Kendall Yards HOA and BOA.

The Board Meeting Minutes of August 18, 2021 were approved by the Board and will be posted to the website for member review.

Financial reports through August 31, 2021 were reviewed prior to the meeting and subsequently adopted by the Board. September financials will be ready shortly.

OLD BUSINESS

Fitness Center Relocation – This project is on target to be completed by the end of November.

NEW BUSINESS

2022 Budget Discussion – Gil reviewed each line item of the proposed 2022 Budget, with the more significant points as follows. Some expenses are shared with the BOA; calculations within the budget represent the degree of use or services received by the HOA. These calculations may change as the community grows and develops further.

- An assessment increase of \$10/mo. is proposed for the main and \$5/mo. for townhomes. Beginning 1/1/22, single family homes will pay \$110 and townhomes will pay \$205.
- Letters to homeowners for assessment increases will go out in November.
- Aside from a small project to complete the far west side of the common area (the view corridor), no increase in HOA units or common area is projected in 2022.
- Plant materials are projected to increase significantly next year, which translates to an annual increase of \$20k. Just the same, the pricing is well within reason at approx. \$218/year/lot. The landscape service industry has been impacted considerably by the labor shortage and increase in plan materials. This means that even with an increase in pricing and transition to another company, we may experience similar shortfalls to what occurred in 2021.
- Jim asked Gil to prepare a reserve study in-house for review in June.
- As we continue transition from Declarant to member-run HOA, we're building a knowledgebase to assist Board Members in making decisions based on historical considerations.

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- Utilities are passed through to homeowners that receive services through the HOA master account so any increase imposed by the utility provider is passed through to respective homeowners.
- Jim will provide links to Greenway project to pass along to the Board.
- Gil will compile a PDF of Director names, address and email address for submission to the City.

With no other business rightfully brought before the Board, the meeting was adjourned at 1:30pm.

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