

Having established a Quorum by receipt of 125 Ballots by mail/email, the Annual Meeting was called to order at 6:02pm by Brandi Gimbel, Portfolio Manager. Also in attendance were Rockwood PM personnel: outgoing Manager Gil Pierce and Admin Melissa Owens; as were the Board of Directors. In addition, there were 3 members present via Zoom and 11 in-person.

PROOF OF NOTICE The Annual Meeting was noticed to the Membership by mail, email and via the website on March 15, 2022.

BOARD MEMBER ELECTION

A final call for candidates from the floor was announced. With no additional, nominations were closed the candidates were given an opportunity to introduce themselves as follows: Joe Frank, Ron Schurra and Wende Wilber.

Congratulations to Joe Frank and Wende Wilber, who were elected by member vote. Thank you to outgoing Directors Sarah Leverett and Donn Durgan. Your service to the community has been invaluable.

FINANCIAL REVIEW

The attached 2022 Budget with 2021 actual income/expense to budget comparison was presented to members. A copy is also available on the website at www.kendallyardshoa.com/budget--financial-report-archive.

NEW BUSINESS

- The 2021 Annual Meeting Minutes were unanimously adopted.
- 70-604 was approved with one member opposed; the members authorize the application of excess income towards future expenses. A copy of the resolution is attached hereto.

COMMUNITY UPDATE

- Upgrades and updating to the Nest to solve some of the logistical issues experienced previously.
- Two residential buildings tha
- Space vacated by Prairie Dog will be taken over by Spark now that the two residential buildings are complete at Flat Iron and West of Jefferson.
- Sorella, a new family owned business will open this summer.
- Molly Box, local family that makes handmade tamales, a coffee shop with a larger amount of seating and a retail clothing store.
- In negotiations with Premera to develop the land closest to Monroe with construction planned to start later this year. Through this development the trail will be closed and diverted during construction. This property will include a 3 level parking garage to accommodate all staff and visitors.
- Bluff between Monroe and Inlander is in negotiations but the construction pricing market is such that some of those projects have been extended.
- East of Olmsted was intended to be a high-rise but that plan has since developed to several midrise buildings similar to the Elm Lofts building. We're doing some design work but do not expect to begin construction until at least 2024.

HOMEOWNER FORUM:

Will there be more parking for patrons? 60 spaces were added by the grocery store. Greenstone is still doing weekly parking surveys, which indicate that parking is available despite it feeling tight at times. Other forms of transportation are encouraged when possible, which is reaffirmed by Greenstone's ongoing commitment to the bus pass program.

New buildings on the south side will have self-contained parking for staff and patrons. New parking is available behind the Court of Appeals building but evening street parking will always be impacted.

Will the existing trees stay near where the Nest improvements are happening? Yes, the trees will remain. The new shade system will be comprised of sails that will navigate around the landscaping.

A member expressed concern regarding changes to the feel of the community by the introduction of more apartment buildings. Jim explained that the City's zoning ordinance requires a certain population density, which is why we're required to install a certain number of apartments to meet that zoning requirement. Many of the apartments will be converted to condos in order to comply with state law that requires 5 years between original apartment construction and condo conversion. The laws that govern condo construction make it incredibly difficult so the more efficient mechanism is to build apartments then convert to condos.

An owner responded that she appreciates the socioeconomic diversity introduced by mixed use development.

Is there a way to have a town hall meeting to our legislatures to amend these guidelines? Absolutely, the best way to affect change is reach out to your lawmakers directly. The more vocal the community, the more likely change is to come about.

When will development debris be cleared from the west end of the property? Forthcoming development and cleanup of the west end is expected to break ground in the next year. A plat of 12-14 townhome lots is underway.

Why can't we park at the medical building? The medical facilities do not allow public parking for security reasons.

COMMITTEE REPORTS Currently, the Association does not have any active committees but owners that are interested in engaging should contact RPM. Please share your passion with your fellow community members; examples include Landscape Committee, Social Committee, etc.

With no other business rightfully brought before the membership, the Annual Meeting was adjourned at 7:40pm.

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