

Having achieved quorum through the collection of 100 Ballots, the meeting was called to order at 6:10pm. Approximately 20 Members were present in person as were Gil Pierce and Vaughn Dieter representing Rockwood Property Management. Board directors, Joe Frank, Wendy Wilbur, Yvonne Theodor and Mike Fahy present at the meeting.

### **ELECTION of DIRECTORS**

Gil called for nominations from the floor; being none, the candidates introduced themselves. A final call for Ballots was made to those present. The online polls closed at 6:30pm rendering the following results:

- 69 Wende Wilber; elected for a 2 year term.
- 62 Joe Frank; elected for a 2 year term.
- 33 Wayne Leitner

### **COMMUNITY & DEVELOPMENT UPDATE (by Joe Frank)**

- Regarding the development at the west end of the project, we have developed, a total of 13 or 14 lots there for three different townhome buildings. Hope to be under construction in 2024.process. We are in for permit in that building, but as you can see, we haven't started construction.
- Developer is in talks with a couple of interested parties for the Old Park Lodge Space.

### **FINANCIAL REVIEW**

Annual budgets and monthly financial reports are available for member review and download on the website at [www.kendallyardshoa.com](http://www.kendallyardshoa.com). In addition to the reports posted online, RPM provides a more elaborate report with enforcement and collection details to the Board of Directors each month.

- 2023 main association had an estimated \$35,000 deficit due to water consumption, landscaping services, fertilizing and turf spray. There was a savings of \$8,000 due to staffing issues.
- Townhomes had an estimated \$6,700 deficit due to a higher than needed to be operating account.
- 2024 Financials are on track as expected per the budget. Do not see any issues at this time that the Board should be worried about. Most of the expenses are now starting to hit the budget as the weather warms up and more landscaping services are being performed.

### **QUESTIONS:**

*I'm just wondering about the water. You said there's over water?*

We were over on the Main Association. The Townhomes budget was actually under budget on their water. It is two separate budgets. We try to budget on consumption and factor any known potential rate increases.. The spring and fall can sway that number, especially as the community increases and gets bigger as they continue to develop.

### **NEW BUSINESS**

- 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.
- The 2023 Annual Meeting Minutes were unanimously adopted.

### **HOMEOWNER FORUM**

*A member expressed concern over non-members using the park.*

Gil said he would put it on the agenda for the next board meeting.

## 2024 Annual Meeting Minutes

6pm on May 21, 2024 @ the Community Center

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*Is there a charge for large groups to use the park?*

Yes, there is a rental fee based on the groups using it. I don't know that fee structure, but yes, if it's a group that is approved to use that is not a member of the HOA or business association, there is a fee for them to use it.

*A member expressed concern regarding all the dead glasses and plants and what is being done about it.*

In a normal process, we would let the homeowner know that they have dead plant material and it needs removed. However, that's typically a case by case basis.

*A member asked what can be done with all the dead plant material.*

Members can hire who they chose to remove the dead plant material.

*I'm in one of the townhouses along the Centennial Trail. Who is responsible for the top of the berm, that whole line of bushes that go the rock wall?*

In most cases, the top of the wall is likely an individual lot and the bottom of the wall is likely common land or parks or city parks property. For specific lot questions you may need to hire someone to help find the property pins.

*We used to have a representative from Rockwood on site, or at least here quite often, with the changes in staff. Do we have a contact person at this point?*

Vaughn will be the new contact person however it will probably be another month before he is in that position. Gil Pierce is your contact person until the transition is made.

*Is there a sign anywhere that says no motorized vehicles or no motorized bicycles on the Centennial Trail?*

Centennial Trail is not HOA property. That being said there was discussion that people in the audience believe there are signs posted.

With no other business before membership, the meeting was adjourned at 7:45pm.

Respectfully submitted,  
Rockwood Property Management