

Having achieved quorum through the collection of 83 Ballots, the meeting was called to order at 6:05pm. Approximately 35 Members were present in person as was Vaughn Dieter representing Rockwood Property Management. Board directors, Wende Wilbur, Michael Fahy, Ron Shurra and Yvonne Theodor (?) present at the meeting.

ELECTION of DIRECTORS

Vaughn 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:

- 54 Robert Douhitt; elected for a 2 year term.
- 39 Michael Fahy; elected for a 2 year term.
- 38 Troy Kasper; elected for a 2 year term.
- 35 Jennifer Fairbairn
- 31 Cindi Durgan
- 20 Kevin Watkins

COMMUNITY & DEVELOPMENT UPDATE

- Community garden boxes opened up in April and all garden boxes are now full.
- First night of the Night Market was last week on the 14th and will continue every Wednesday until September. We are working on ideas to improve community engagement such as possibly having an HOA night.
- Development continues on the west end.
- Vaughn Dieter took over management of Kendall Yards from Gil Pierce as of August 2024.
- Park Lodge is now Ruins.

FINANCIAL REVIEW

Annual budgets and monthly financial reports are available for member review and download on the website at 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.

- 2024 year end net cash flow balance was \$12,115. We had projected \$14,440 so were very close. The difference being around \$2,000 of Board approved services.
- It was noted that the dues saw a \$4,100 deficit, which is attributed to prepayments made in the previous year for the current year.
- We saw under budget expenses in a few line items
 - Snow removal – as there were less snow events than budgeted
 - Lawn spraying and fertilizing services – we had less followup services
 - Community Events – Lower than expected price for HOA party catering
- There was over budget expenditure in the following areas
 - Mowing – Season started early so more mowing was required for the season
 - Planter bed services – Needed to do a spring leaf clean up to start the year
 - Water – There was increased use as the spring came early
 - Grounds – Needed to purchase new dog station and replenish supplies, which were more expensive than expected

NEW BUSINESS

- 70-604 was approved with none opposed; the members authorize the application of excess income towards future expenses. A copy of the resolution is attached hereto.

➤ The 2024 Annual Meeting Minutes were unanimously adopted.

HOMEOWNER FORUM

A member expressed concern over weeds near Maple Street Bridge. He said Greenleaf used to maintain that land but recently have not and there are a lot of weeds and tall grass.

Board response; We will look into this issue.

A member expressed concern over RVs being parked where they're not allowed to be parked.

Board response; We can address the fact that we've had multiple complaints about several of these vehicles. We have looked at the city parking ordinance. We can't enforce city parking ordinances. That's outside of our jurisdiction. But RVs are not allowed to be parked on city streets for more than 24 hours to load and unload. So we are working on looking at the CCRs, which also restrict RV parking only in authorized spaces. We would argue that it's not an authorized space because it's longer than 24 hours and they're there for weeks and weeks at a time and not moving. We are getting ready to send out a letter describing that RVs need to be off-site in storage for CC&Rs and city code. We are taking action to address the multiple camper vans that are starting to pop up in the neighborhood. Some of the primary complaints is if you're sitting out on your patio and it's parked there, that is what you're looking at. So we are carefully and considerably working through this process and we should have a letter out, within the next week or so.

A member who lives on the corner of Summit and Elm expressed concern that the trees in that area were getting quite large and needed to be trimmed.

Vaughn's response; We have a master tree program budget for tree trimming. We can look at that area and propose to put it on this year's pruning schedule.

A member asked if there was any plans to install a dog waste station on Bridge.

Board response; We will take a look and see if we can find a good location for one.

A member brought up concern over the short parking pad outside of the new units on Summit. He is concerned it will create a lot of parking congestion.

Vaughn's response; We will pass this feedback on to the Developer.

A member asked if it was possible to adjust the sprinkler schedule on Bridge so that they're not running around dinner time when people are walking around in that area.

Vaughn's response; We will look into it but cannot guarantee that we can adjust the schedule.

A member asked about adding a trash can to Olmstead Park, on the river side, on the other side of the trail, where people have set up chairs and tables.

Vaughn's response; We will look into it and if possible it would be proposed to the Board for the addition of a trash can.

With no other business before membership, the meeting was adjourned at 7:03pm.

Respectfully submitted,
Rockwood Property Management