

Townhome at Rockrimmon Association, Inc.

Board of Directors Meeting Minutes

August 24, 2020

The Board of Directors meeting of the Townhome at Rockrimmon Association was held via Gotomeeting conference service. Chris Norquest called the meeting to order at 6:33 a.m. Those present were:

Chris Norquest	President - 2022
Gloria Ballton	Vice President - 2022
Diana Sanderson	Secretary - 2020
Victoria Patterson	Director at Large - 2021
Josh Bernhard	Director at Large - 2021
Darren Burns	Property Manager (Z&R)

DRAFT

Absent: Vacant

Treasurer - 2022

Vacant

Director at Large - 2020

Open Forum: None.

Approval of Previous Minutes: Gloria made a motion to approve the July 27, 2020 minutes as submitted and the motion carried unanimously. Darren mentioned it may be better to keep the Board at 5 members and that the Bylaws allow no less than 5 and up to 7.

Manager's Report: Darren reported on the 2020 July Finances. Owner receivables are at \$280,384, which is a reduction of about \$14,000 since June. There is \$68,366 in cash, \$100,754 in the Special Assessment account and \$483,977 in reserves. The special assessment loan was supposed to be paid off in July, but will be closed out before the end of August. The Association is \$17,648 over budget year to date, which matches up almost dollar for dollar with the variance on insurance premiums.

The Work Order Summary and CC&R Reports were reviewed.

President's Report – None.

Unfinished Business – 234A New Fence – The Owner has installed lattice without approval. Darren will reach out to the Owner for an after the fact request. He has had trouble getting information from Brightview on irrigation. **New Governing Document Review** – Tabled for more volunteers. **Fire Damage Update** – Final engineering is being completed and is required because DRC convinced the adjuster that new trusses and roof would be required to meet code.

New Business – 416 between F&G trip hazard, status on replacement. The annual paperwork on dryer duct cleaning, owner census information (including pets), etc. needs to be sent out. Diana will send Darren a copy. The Board unanimously appointed Victoria as the Treasurer.

Future Agenda Items – Governing document review, insurance claim updates, appoint Eric as chair of the Event Committee, fate of the tennis courts, final paint cycle bids.

There being no further business, the meeting was adjourned at 7:41 a.m. on a motion from Gloria. The next meeting is scheduled for Monday, September 28, 2020 at 6:30 a.m., at the offices of Z&R.

Respectfully Submitted,

Diana Sanderson
Secretary

Darren H. Burns
Property Manager