

Townhome at Rockrimmon Association, Inc.

Board of Directors Meeting Minutes

July 27, 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 6:36 a.m. Those present were:

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

DRAFT

Absent: Vacant

Vacant

Treasurer

Director at Large

Open Forum: None.

Approval of Previous Minutes: Diana made a motion to approve the June 23, 2020 minutes as submitted and the motion carried unanimously. Darren mentioned it may be better to keep the Board at 5 members rather than trying to get back up to 7. It is tough to keep such a large Board, especially in a Community with less than 200 homes. He will research the Bylaws on this possibility.

Manager's Report: Darren reported on the 2020 June Finances. Owner receivables are at \$294,088 with \$71,355 in cash, \$75,284 in the Special Assessment account and \$476,555 in reserves. The special assessment loan of \$99,333 will be paid off in July from the Special Assessment account and the cash account.

The Work Order Summary and CC&R Reports were reviewed. Sam will be instructed to copy the Board on all outgoing correspondence for violations. Darren reported on the recently received HUD complaint over an ESA. The complaint will be transferred over to the CCRD and Traveler's has already been notified to mount a defense for the Association. The first paint bids have been received, but at least two more are expected and the siding repair bids are still forthcoming. Darren hopes to have all the pricing together for the August meeting so the work can be completed in Sept. and Oct. as the weather is usually conducive to this work.

President's Report – None.

Unfinished Business – 234A New Fence – The Owner is now considering a row of lilacs to do the job of screening instead of raising the fence. Darren has asked the landscapers to determine if there is drip line to support new shrubs or if drip line can be installed. Concerns about water by the foundation were voiced, but Darren stated this would be past the structure an along the carport area for the most part.

New Governing Document Review – Chris discussed the need for at least one extra volunteer to go through the old documents and the new documents and compare the two. The Board is currently on a monthly retainer with Orten, Cavanaugh and Holmes, so they will work up questions and changes to close out this project before closing out the retainer.

Fire Damage Update – All the asbestos mitigation has been completed. The project engineer is in the final states of his report to submit to the adjuster and DRC for final pricing on the reconstruction/repair of all the affected units.

Scaat Inspection Report, Reconstruction Experts roof and gutter warranty work. The reports were forwarded to Recon. with several gutter work orders under warranty and were well received. Ashley from Recon. reported she would respond back when a plan has been put together.

New Business – Unauthorized dogs, is there a plan to track them down? Darren stated that this is a moving target and the Association must rely on reports from other Owners and Board Members and enforce violations as they are discovered. Chris brought up monitoring rentals and leases, etc. Darren recommended not trying to track every rental under the Rules, but rather tracking them when problems arise with tenants as additional leverage against Owners to gain compliance. This was deemed acceptable. On tracking decks, Darren has asked Chris Robinson to track locations and types of decks along with completed decks and cost. He will ask Mac to work with CM Robinson Contracting on this for a more comprehensive report. A problem renter who has many violations and an unauthorized dog was arrested this weekend for threatening other residents. Diana will get a list of all the violations to Darren for a firm warning letter to the Owner.

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. Formal reduction in Board Members to 5 from 7.

There being no further business, the meeting was adjourned at 7:29 a.m. on a motion from Gloria. The next meeting is scheduled for Monday, August 24, 2020 at 6:30 a.m., via webconference.

Respectfully Submitted,

Diana Sanderson
Secretary

Darren H. Burns
Property Manager