

Townhome at Rockrimmon Association, Inc.
Board of Directors Meeting Minutes
October 18, 2023

The Board of Directors meeting of the Townhome at Rockrimmon Association was held at the Clubhouse. Michelle Moore called the meeting to order at 6:30 p.m. Those present were:

Michelle Moore President – 2023 by zoom
Gloria Ballton Vice-President – 2025
Deb Laney Secretary – 2025
Vacant – Director at Large
Vacant – Director at Large

Homeowners Present:

- Diana Sanderson 210E,
- Tonya Schroede 416B,
- Eric Zuhlshof 226G,
- Becky Massey 480A,
- Swag 376F,
- Agnes and Jim Romer 464E

Property Manager: Ashley Dring Hill (RowCal)

Homeowner Forum: Open for questions –

- Gabrielle - Unit 376, what is the snow removal process?
- Agnes and Jim 464 E – frustrated with their work order submitted and not receiving response from RowCal
- Becky 480A wanted to know what the best way is to deal with noisy neighbors
- Facebook group asked what percentage the community owner is occupied

Approval of Previous Minutes: Board meeting minutes for September were tabled until the November 2023 Board Meeting

Financial Report:

- Ashley reviewed the September 2023 Financials
- The \$93,074 in the operating account has not been transferred to the reserve account. Ashley will follow-up.

President's Report:

Committee Reports:

- **Pool-** Fully staffed to cover the pool closings for an entire year
- **Social Committee:**

- October Festival - pot luck and candy in the clubhouse and Halloween movies
- **Building Representative** – Need people for buildings not yet represented:
 - 226,
 - 234,
 - 242,
 - 360,
 - 392,
 - 440,
 - 456,
 - 488
- Clubhouse committee – No discussion
- **Fencing**- No discussion
- **Tennis Court committee**: Tonya, 416 provide report option for tennis courts:
 - Resurfacing will be \$110.00 sq ft.
 - Option to removing the courts and replace with woodchip - last 3 years.
 - Rubber mulch is more expense.
 - Convert to garden beds
 - To remove tennis courts roughly \$30,000
 - Convert to play ground: A to Z playground equipment is about 20K.
 - Idea of using the social committee about what to do with the playground and help fund it.
 - Suggested obtaining help from local military to assist and HOA purchase the necessary materials

Unfinished Business:

- Debbie and Michelle to meet on 10/23 to review the Draft annual budget.
- Ashley to send out the annual budget out for homeowners.. The budget will also be available in owner's RowCal portal.
- Reserve Study – Mike Kelsen, Aspen Reserve, meeting Debbie on November 8, 2023 to assess the clubhouse and the rest of the property
- Gutters will be cleaned, repaired, and replaced at the end of October.
- Seven open work orders for deck repair/replacement – 416C, 416A 496D, 496A, 432A, 424C, and 488H
- Porch Roof Replacements – Board reviewing bids for Building 258 (there are three porch roofs/building).

New Business:

- Approved units 424 C - Architectural Change requests for new windows, doors and lighting – approved by the board. Michelle first and Gloria seconded and all agreed
- 2024 Draft Budget – will be sent out through USPS with the 2023 Annual Meeting Notice
- No Board Meeting in December 2023

Future Agenda Items:

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There being no further business, the meeting was adjourned at 8 p.m. on a motion from Michelle and seconded by Gloria. The next meeting is the 2023 Annual Meeting for owners only, scheduled for Wednesday, November 15, 2023 at 6:30 p.m. at the clubhouse.

Respectfully Submitted,

Debbie Laney

03 / 05 / 2024

Deb Laney
Secretary

Ashley Dring Hill
Property Manger

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