

Townhome at Rockrimmon Association, Inc.

Board of Directors Meeting Minutes

September 20, 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
Gloria Ballton	Vice-President – 2025
Deb Laney	Secretary – 2025
Julie McKee	Treasurer – 2025

Homeowners Present: 10 present

Property Manager: Ashley Dring Hill (RowCal)

Open Forum: Open for questions – many taken from the TAR Facebook page:

- Requested that sprinkler systems be scheduled for the same day/time – Board will contact JTB (landscaper company)
- Black Suburban was seen driving slowly around the complex – Please call our Crime Prevention Officer: Chris Ausec at 719-444-7246
- Request for approved Paint Colors – Building Representatives have the Color sheets
- How does an owner/renter file a complaint? Contact RowCal Care Team
- Owners currently delinquent – what is being done? – Board is meeting with RowCal
- Gutter and asphalt repairs – getting bids on Gutters
- How many notices have been sent out for unkept car ports? Walk around planned by Board and committee
- Why is the towing policy only enforced by the HOA Board? According to the updated Colorado laws governing towing, only a person in authority may approve.
- Lighting around property – R&R (contractor) will be onsite to replace, fix and update lights
- Responsibility for all patio and decks? A master list kept that identifies, by unit, whose responsibility it is for the patio and decks
- Possibility of making TAR a gated community? OJ Mooneyham will take this responsibility of gathering data and obtaining bids and report back to the Board

Approval of Previous Minutes: Board meeting minutes for March, May, June, July and August 2023 were approved by Michelle Moore and seconded by Julie McKee. (No April 2023 Board Meeting conducted).

Managers' Report: Ashley reviewed the August 2023 Financials

Management Report:

1. Pending Architectural review.
 - a. Approved units 424 C – requests for new windows, doors and lighting – approved by the board. Michelle first and Gloria seconded and all agreed

President's Report:

Committee Reports:

Fencing- considering other options to repair the open portions

Pool- Fully staffed to cover the pool closings for an entire year

Social – Gabrielle provided update on upcoming social events

- September – Fall Festival

Call for Volunteers Landscaping committee

Building Representative – Need people for buildings not yet represented: 226, 234, 242, 360, 392, 440, 456, 488

Clubhouse committee –

Unfinished Business:

- Unit 376E – Working through engineer's report to see if need to expand to other units in Building 376
- Gutters – bids are being provided to clean and repair/replace gutters.
- Rules and Regulations complete. Will need to coordinate with attorney to review. Once changes made the R & Rs will be posted to the TAR website for 30 days of owner response.
- Parking issue: Eric working.
- Landscaping company – JTB will be winterizing in October 2023
- Reserve Study – 9 weeks to complete the process – estimated completion by end of November 2023 or early December 2023
- Repairs:
 - Seven open work orders for deck repair/replacement – 416C, 416A 496D, 496A, 432A, 424C and 488H
 - Porch Roof Replacements – Working with contractor bids to complete Building 258 (there are three porch roofs/building).

New Business:

- Julie McKee gave her notice of stepping down as Board Member and Treasurer.
- The Board desires three additional board members to total 6 members. The minimum board number 3.
- OJ Mooneyham offered to be the TAR communities Chaplain – effective immediately
- Annual TAR meeting – scheduled for November 15, at 6:30 in the Party Room of the Clubhouse
 - Packages will be sent out by RowCal to all owners
 - Owner only meeting – bring driver's license

- Dauna Overly donated a projector, DVD player and DVDs for activities at the Clubhouse
- Eric and Gabrielle have a plan to renovate the Clubhouse and desire to change the Billiards room to a Fitness room; however, in order to do this, the Billiards room cannot be changed without a vote of the Homeowners, of at least 67% approval.
- Requested a committee for the Tennis courts – Tonya and OJ have offered to come up with ideas of how to repurpose the Tennis courts and or fix them. To repurpose the tennis courts there also needs to be a vote of the homeowners approving the change with at least 67% approval.
- No Board Meeting in December 2023

Future Agenda Items:

- Financial Report: Board will meet with Rowcal
- RE Construction with regards to the roofs warranty

There being no further business, the meeting was adjourned at 8 p.m. on a motion from Michelle and seconded by Gloria. The next regular meeting is scheduled for Wednesday, October 18, 2023 at 6:30 p.m. at the clubhouse.

Respectfully Submitted,

Debbie Laney
 Deb Laney
 Secretary

 Ashley Dring Hill
 Property Manger