

Board Meeting Minutes

5:15pm on March 16, 2023 in the NoLL Welcome Center



The meeting was called to order at 5:24pm with all Directors in attendance:

Roger Liermann (via Zoom), Madisen Kellogg, DG Garcia, Janine Baxter, Jaimie Klemo

Also in attendance were 3 homeowners and Rockwood PM representatives Gil Pierce and Melissa Owens.

Enumeration of Officers

A motion made, seconded and passed by majority vote to retain Madisen as President.

Subsequently, the remaining officer positions were assigned by unanimous Board approval:

Dg will serve as Vice President, Roger will serve as Treasurer and Jaimie will serve as Secretary and Janine is Member at Large.

Formation of Finance Committee

As Treasurer, Roger agrees to attend committee meetings and facilitate the deployment of financial data as needed/requested by the committee.

Member Questions from the Annual Meeting (submitted by Marilyn Trefry)

1 - need more info, where did her figure \$43000 come from? The only funds moved from operating to reserve are those that are budgeted.

2 - Directors don't recall an objection but perhaps there was a miscommunication.

3 - Directors asked RPM to invite Marilyn to discuss and help her understand the IRS Resolution. The resolution will remain as is and the decision made by the Members stands.

Limited Common Elements: Decks

In the past, the HOA funded the repair/replacement of structural supports that serve more than one deck as Common Elements because they're shared by more than one Unit. However, the decking surface and related elements are treated as Limited Common Elements, which fall under the owner's financial responsibility but the HOA has purview over the way and means in which it's repaired or replaced.

To maintain uniformity, any repairs/replacements made without ACC approval will be subject to enforcement. Through the architectural review process, the Association assists the owner and facilitates the appropriate repair/replacement with uniformity.

Concrete Curbing

The Association has approved the repair but we're at the mercy of the contractors. If anyone has a referral that meets vendor criteria, we'll gladly work with them to obtain additional pricing.

Signal 88 Signage

Gil presented a sign proof, which the Board reviewed and approved for installation at each entrance and by the pool (a total of 7 signs).

Scope of Association Involvement

Dg proposed to assign each section of the property to a different Director to help establish a more direct line of communication between the Board and Membership. After discussion, the Board opts to continue the same methods and means of communication that are currently in place (website contact form www.bigtrouthoa.com, email to bigtrouthoa@rockwoodpm.com or call to RPM at 509-321-5921). A decision that's supported by Bylaws Article IV Section 7, which specifies that the Board may

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delegate its powers to a management company by way of service contract. Ultimately, members that wish to know more about the HOA or have a question/concern must take responsibility for reaching out in one of the ways prescribed.

Moving forward, the Board will request that Members submit their questions/concerns at least 24hours ahead of the Board Meeting so the Directors can be prepared.

Homeowner Forum

There's a growing issue of unattended dogs left in the common areas (and/or limited common areas) tethered but unattended. Jaimie will provide a list of units that have dog leads tied up outside so RPM can send notice.

The next Board Meeting is scheduled for 6/8/23, time and location to be determined. A Zoom link was requested for members that can't attend in person but the HOA doesn't have access to the necessary equipment to host an effective hybrid meeting.

Member presented concerns with cigarette butts being tossed off a balcony and landing on to her patio. RPM will look into the issue and send appropriate CC&R violation letters to address the issue.

With no other business rightfully before the Board, the meeting was adjourned at 7:45pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood PM