

Dg Garcia, Chair, called the meeting to order with all Directors in attendance:
Roger Liermann, DG Garcia, Dale Robbins

Also present were 8 Members (6 in person and 2 via Zoom) and Rockwood PM representatives Gil Pierce and Melissa Owens.

DIRECTOR APPOINTMENT

Since the prior meeting on 6/5, three Directors resigned leaving vacancies for appointment by the remaining two Directors. Shortly thereafter, Dr. Dale Robbins was appointed by unanimous consent to serve the remainder of Madisen's term, thus leaving two additional seats vacant. Dg presented two candidates and requested any additional nominations from the floor. Being none, Dg made, and Dale seconded a motion to appoint both candidates, Chris Lowe, and Tim Liese, to serve the remainder of the two vacant terms (in place of Janine Baxter and Jaimie Klemo).

The Association thanks Madisen Kellogg, Janine Baxter, and Jaimie Klemo for their service to the Board.

TREASURER'S REPORT

Roger provided a synopsis of the monthly reports that are available to members online at www.bigtrouthoa.com.

As of May 31, 2023, our current reserve funding percentage was 17.8%, when the insurance funds are not included. 70% funding is considered "strong."

Sharon Hilditch asked if Roger had said 17%; he it was 17.8%, which is far from the 70% recommended by the Reserve Study and as of the end of 2022, our reserve funding balance had dropped as low as just over 5%.

OLD BUSINESS

Insurance Claim: carport and fitness center reroofed (again) due to material defect, the cost for which was borne by the manufacturer. Gutters will be reinstalled once the

Siding and windows section of the claim is still outstanding and awaiting a decision from the Board regarding whether to forward or not.

The adjuster's report was sent to the Board several months ago. Gil will resend to the new Board.

Capital Reserve Projects:

- Pool filter replacement complete
- Pool and fitness entry system is in dire need of replacement, no longer secure. Replacement bid (approx. \$15k for all 3 doors, including monitoring) was tabled by the Board at a previous meeting. Gil will send the proposal (again) to the new Board.
- Fencing estimate is still underway for repair/replacement to the perimeter fence that divides the HOA from the apartments. The scope of work does not include painting.

Roger requested a report on other reserve maintenance items scheduled for 2023, to which Gil replied that the above concludes the list.

In reference to the nonrenewal of RPM's management contract, Linda addressed Gil directly to express her gratitude for the 10+ years of service to the community.

Dg motioned and Roger seconded to adjourn to Executive Session after Citizen Comments to review contract negotiations.

NEW BUSINESS

(none)

CITIZEN COMMENTS

Frieda Birkenbile advised that the entry system proposal sounds like a good deal and is quite necessary.

Terry Olsen commented on what was the reason for keeping the wrought iron fence—why can't it just be taken down.

RPM was dismissed prior to the executive session. With no other business rightfully brought before the Board, the meeting was adjourned at 6:35pm.

EXECUTIVE SESSION

Dg Garcia announced executive session at 6:40pm to last until 7:30pm regarding Property Management Contract negotiations.

ADJOURNMENT The Board reconvened the regular session and with there being no further business, the meeting adjourned at 7:30pm.

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