

Board Meeting Minutes

February 9, 2023 at 5:45pm



The meeting was called to order at 5:45pm with all Directors present:

Madison Kellogg, Sharon Hilditch, Janine Baxter, Barbara Croneberger, Jaimie Klemo

Also present: Gil Pierce & Melissa Owens, Rockwood Property Management (RPM)

Board Meeting Minutes of 10/2022 were unanimously approved and are posted to the website.

OLD BUSINESS

Insurance Claim - Hail Damage

- Neither roofing contractor nor manufacturer will warranty hail damaged roofing materials but the insurer concludes that damages consistent with hail are visible throughout the roofs and carports. Coverage for roof replacement was issued and replacements are underway to the carports.
- Pricing/coverage for siding repair/replacement is forthcoming in warmer weather. A test sample will be necessary to determine the extent of siding damage and to what degree the materials can be reused. The test sample should yield initial pricing but may change as the project progresses (as more information is gained through repair/replacement).
- The claim has driven up premiums by \$50k, which isn't budgeted. The initial payment of \$45k was submitted today (by the deadline). Options for payment are limited to:
 - One-time special assessment to the members.
 - Borrow from reserves then repay over the next few years through the operating budget.
 - Try to float the expense through the operating account, which could/would impact financial decisions throughout the remainder of the year.

Landscape Proposals

- The Landscape Company and Senske declined to bid due to lack of manpower. Most companies are downsizing and cannot cover the time/labor necessary to satisfy the contract.
- Options are limited to sub-out the contract for each type of service. Greenleaf and Greenscape provided bids that the Board will review. Bid comparisons were discussed and the option to split services between the two companies will save money. Madison has landscape contractors that she will reach out to see if they are interested in bidding the project. Board to review and make final decision over email within the coming weeks.

NEW BUSINESS

Water Line Breaks @ Bldg 25: Late december and then again in late January, two water lines failed (in different but nearby locations) resulting in damages to five units. The affected owners have filed claims against their homeowner's policies to determine financial liability.

- AllStar Plumbing reported poor manufacturing as the reason for failure. RPM and contractor working on repairs in units do not feel this is an accurate cause of the water line breaks. This is the first time in 25 years that this has happened in an inhabited unit but the leaks occurred during an unusually cold period of time (sub-zero and single digit temps) which leads to pipes freezing. If needed RPM is willing to give written statements as to the water lines and cause of failure to Unit Owners insurance adjuster.
- When the dry-out was complete, the HOA removed siding and coordinated with interior contractors to confirm there's no visible evidence of organic growth.

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- The Board asked for a diagram of the master water shutoff for each building so the HOA can respond if Gil's not available to attend the emergency himself.

Hail Damage Insurance Claim: the HOA is required to disclose the ongoing hail damage claim filed against the master insurance policy late last year. The disclosure is updated as more information is available, a copy is posted to the website here: www.bigtrouthoa.com/roof-replacement-updates

Annual Meeting Preparation: The Board reviewed the notice and ballot and approved for distribution to the members. The notice will go out by mail and email tomorrow morning.

CCR Amendment Re Rental Cap: The Board considered the possibility of limiting the number of rentals. RPM suggested that the Board solicit an attorney opinion as to the exact voting threshold required to pass such an amendment. Much discussion ensued with no outcome at this time. For now, the Board calls on members to provide feedback if/when issues arise with rented units.

Comcast Contract: The Board is exploring the possibility of eliminating the bulk cable contract when the contract is up in the next year. In exchange for canceling the cable, the Association can avoid another significant assessment increase. A survey should go out well in advance of the next budget ratification meeting to gauge support and begin the educational campaign necessary to avoid significant pushback from the members.

HOMEOWNER FORUM

Members present discussed concerns regarding internet reliability and service options. The Board reminds that the internet provided as part of the assessment is not business grade, it's designed for home-use. Members that rely on a strong internet connection to work from home are encouraged to seek supplemental service at their expense.

The discussion went on to explore the possibility of canceling Comcast to support an increase in internet bandwidth. The Board will put together a statement to introduce possible options for member consideration well in advance of the next budget ratification.

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