



2020 Annual Membership Meeting

January 29, 2020 at 6pm

Liberty Lake Sewer and Water

Rockwood Property Management Representatives:

Gil Pierce, Melissa Owens and Dori Ramsey

Having achieved a quorum with 77 units present in person or by proxy, the meeting was called to order at 6pm.

Marilyn Trefry made a point of order that the meeting cannot proceed due to improper notice because the reserve study disclosure was not provided with the annual meeting notice. It was explained that the annual meeting and budget ratification do not adhere to the same requirements. We've achieved quorum and thus the annual meeting and all that entails will proceed as per the Bylaws mandate. Budget ratification isn't required because the assessment did not change between 2019 and 2020. Just the same, the 2020 Budget was distributed to the members along with the annual meeting notice as in years past with the intent to review and answer questions during the meeting.

The 2019 Annual Meeting Minutes were unanimously approved by the members.

2020 Budget Discussion Gil reviewed the more significant line items in the 2020 Budget and fielded questions from homeowners regarding landscaping and snow plowing. A discussion was had about the cancellation of the bulk refuse contract and its impact on dues. The approx. \$60k previously allocated to bulk trash services will be diverted to reserve funding in 2020 in anticipation of upcoming, significant maintenance expenses such as asphalt and roof replacement. Marilyn Trefry protested the reallocation of operating funds to reserve on the grounds that said funds are excess that should be credited back to the members. However, these funds are not surplus if the reserve isn't fully funded. The reserve account isn't significantly underfunded but the Association is well served to begin allocating additional funds now to avoid the levy of a special assessment later. Instead of raising dues in 2020 to allocate additional reserve funds the bulk trash service was eliminated.

Upcoming Reserve Maintenance Major reserve maintenance planned over the next few years includes asphalt maintenance, structural inspections of the breezeway stairs and decks and phased roof replacement. The intent is for reallocated waste contract funds to offset the expense of these upcoming reserve projects sufficient that the recently deposited interest bearing CDs will remain untouched. Without this increased reserve allocation, the reserve fund will be significantly depleted with the maintenance scheduled over the next 5 years.

Internet Service Internet service was designed and installed in 2007. As the system comes of age, the members need to determine what level of service they desire. Does the HOA want to upgrade the equipment and service to provide high speed internet for all levels of at-home internet users or is existing service sufficient? Would some owners prefer to eliminate the internet service and contract individually? Sharon presented the current conditions of the internet system. A recent upgrade increased from 100mg to 1 gig per building but routers used in each unit could prevent maximum use if they're not upgraded to a 1 gig router. Last year Sharon sent an email to the members requesting notice if/when the internet drops out to help diagnose the problem. So far, she's only received about 10 notifications so more data is necessary to help determine the issue. The internet is scheduled to be down tonight so the data provider can reconfigure. It's possible that the recent drop-off in service (about 2-3 minutes per occurrence) could be related to the data reconfiguration that's taking place tonight.

Election of Directors Frieda Berkenbile and DG Garcia submitted their nomination as write-in candidates. Considering the contention in the meeting, Janet Hofsos asked that her name be removed from the ballot because she no longer wishes to serve on the Board. The nominations were closed and ballots collected, which yielded the following outcome:

Lola Douthitt, Madisen Kellogg and DG Garcia are elected to each serve a two year term.

With no other business rightfully brought before the members, the meeting was adjourned at 8pm.

Respectfully submitted,
Melissa Owens, Association Admin
Rockwood Property Management