



**Board of Directors Meeting**  
**Thursday, May 27, 2023; 6:00 p.m.**  
Google Hangouts Meet: Sign-Up Online (Website)

- I. **Call to Order at 6:03 PM.**
  - A. Members present included John Eckhardt, Anna Navarro, Brandon Culter, Jarvie Worcester, Martin Lear, and Darius Bear. Dave Kremer joined intermittently as he could via phone. From RowCal, Both Manager Vincent Gennarelli and CXO Danielle McDonough were present along with the Association's Attorney, Stan Jezierski.
- II. **Agenda Changes/Additions**
  - A. There were no additions or changes to this agenda.
- III. **Open Forum**
  - A. Homeowner Ian Brogden commented on the new fencing policy. In his experience it is difficult to obtain the specific approved fence style and color. He stated that there was an issue with needing a minimum quantity.
  - B. Board Member Jarvie Worcester responded that based on experience with the fence committee that he thought the community would have enough people to be able to purchase the quantity needed and was disappointed that this was a concern.
  - C. Board Member Brandon Culter also commented on this - he is disappointed that the quantity that needed to be ordered was an issue. He too believed similarly to Board Member Jarvie's comment.
  - D. Homeowner Ian Brogden advocates for city and state involvement and grant involvements
  - E. Board Member John Eckhardt is thankful it was brought to the Board's attention.
  - F. *The open forum ended at 6:09PM*
- IV. **Homeowner Correspondence - Time Sensitive/Board Input Needed**
  - A. There was nothing to bring to the Board's attention at this time.
- V. **Marshall Fire**
  - A. Rebuild Statuses & Rebuild/For Sale Data - There were links to the rebuild status spreadsheet for the board to review. Additionally, the management had created a document to share the general overall feedback received regarding whether or not homeowners were planning to rebuild or sell - it was ultimately determined that the majority of homeowners were rebuilding and less were selling, but still a significant amount were indeed selling.
- VI. **Consent Agenda**
  - A. Meeting Minutes from 04.06.2023 - Jarvie Worcester motioned to approve the minutes and were seconded by Anna Navarro, 6 were in favor, 1 not present.
  - B. Meeting Minutes from 4.27.23 - Jarvie Worcester motioned to approve the minutes and were seconded by Anna Navarro, 6 were in favor, 1 not present.
  - C. March 2023 Financials - Anna Navarro motioned to approve the financials and Martin Lear seconded, 5 in favor, 1 abstain, 1 not present.
  - D. April 2023 Financials - Anna Navarro motioned to approve the financials and Martin Lear seconded, 5 in favor, 1 abstain, 1 not present.
    1. Financial Highlights (Created by Manager) - A document was linked to this agenda providing significant highlights to the current and recent month's financials. This provided clearer insight to the board on how the financials were laid out.
- VII. **Managers' Report**
  - A. Management Summary and Report - A document created by Management was linked here including the quantity of phone calls, emails, action items, and other tasks completed by management. Additionally, this detailed collection status updates showing a significant increase in collections (income) from March to April's fiscal months.

1. Management Summary & Report Detail - Another document was linked here for the Board to review. It included individual details of each action item created, completed, and executed by the Management member.
- B. Call and Email Log - Linked here, was a log of all emails and calls sent and received by the management member for the board to review the data and timeliness of the manager's effectiveness.

**VIII. ACC Committee**

- A. ACC Review, Application Status Updates, and Summary Report - Linked to this document here, was a general ACC review. In this document and during this time, the Board discussed the effectiveness of the ACC and deemed that the 18 day average for approval needed to be slimmed down to roughly 2 weeks or less. The board asked management to check in with some of the ACC members.

**IX. Old Business**

- A. Waste Connections Contract and Updates - Linked here was the new proposal for Waste Connections. The Board agreed that this was a great bid opportunity but worried about being locked into a 5 year contract without being able to opt into community-wide composting in the future if Waste Connections were to ever offer it (as they currently do not). The management was advised to reach out to Waste Connections and Eco Cycles to see what stipulations could be added to the bid to ease this issue.
- B. Xeriscaping Policy Update - General discussion about the new law passed surrounding Xeriscaping policies and HOA's in the State of Colorado. Stan, the association's attorney, commented on it as well. The board agreed that Management and the Association's attorney needed to work together to revise the current policy promptly for review at the next meeting.
- C. Cub Scout Application - Linked here was the cub scout application for Cub Scouts to sell popcorn at the upcoming movie nights. There was a motion to approve by jarvie Worcester and it was seconded by Brandon Culter, all in favor, none opposed.

**X. New Business**

- A. Website Updates
  1. Meeting Minutes have been Updated - Linked here was the website for the Board to review the new minutes that had been updated to the website. Brandon asked for management to update the ACC specific page of the website to make it easier to view, read, and access.
  2. Branded Policies - Linked here were the management member's updated policies. Proposed by management, policies had been rebranded and reformatted. The board generally accepted and liked this idea. The management member suggested revising some of the current policies and laid out a future plan for how to execute a revision.
  3. June Newsletter - Here, linked the upcoming Summer newsletter for the Rock Creek HOA. It included a spring drink recipe, friendly reminders, and links to our most used resources. The board asked for a non-alcoholic beverage alternative to be included in the newsletter along with a small typo correction.
- B. Violation discussion
  1. When to send Violation Letters VS Courtesy notices - Advisement for Management - The board agreed that moving forward, in an effort to log and keep track of all violations, excluding trash cans, all violations will receive a certified letter from management along with a courtesy email. The email template was to be drafted the Friday following this meeting and sent to the Association's attorney for review.
- C. Movie Night Movie Selection - The board voted on movies for the upcoming community movie nights, selecting Wakanda Forever, Dolittle, and Soul, in that order.

*D. The Meeting concluded around 8:15PM*

**XI. Adjournment to Executive Session**

*In executive session the board may discuss:*

- (1) matters pertaining to employment or management
- (2) consultation with legal counsel
- (3) investigation of criminal misconduct
- (4) matters legally protected from public disclosure
- (5) matters which would violate individual privacy if disclosed
- (6) discussion of communication with legal counsel