



Board of Directors Meeting

February 23, 2023 Meeting Minutes

- I. **Call to Order** - The meeting was called to order at 6:00 p.m. Present were Board Members Darius Baer, Anna Navarro, John Eckhardt, Brandon Culter, Jarvie Worcester, Dave Kremer, and Martin Lear. Danielle McDonough and Brad Farnham were present from RowCal. Also present was Stan Jezierski, the association's attorney.

There were homeowners present for the meeting.

- II. **Agenda Changes/Additions** - There was one addition to the agenda, for conversation around covenant violations added under the Managers' Report.
- III. **Open Forum** - There was general discussion from owners present on the following topics:
1. Short term rentals
 2. Fencing
 3. "Thank you"'s to the Board of Directors and ACC committee members volunteering their time and energy given for the community

- IV. **Homeowner Correspondence - Time Sensitive/Board Input Needed** - A homeowner presented an STR application for the Board to review and vote on.

- V. **Marshall Fire** - Rebuild Statuses – The rebuild status spreadsheet was linked to the agenda for the board's review and general questions were answered.

The Fences Committee has been meeting twice weekly to explore options to bring possible fire safer fencing options to the Board of Directors for review. They will work towards a recommendation, and provide supporting documentation on why the recommendation was decided upon.

- VI. **Consent Agenda** - A motion was duly made, seconded, and unanimously carried to accept the following items: January 26, 2023 Board Meeting Minutes and the January 31, 2023 financial statements.

- VII. **Manager's Report** - The management report was presented to the Board of Directors and routine questions were asked and answered.

The Board of Directors discussed the historical violations from the previous management company, and how we store that historical information. RowCal will work with Smart Webs to pull all historical violations and to review those

that remain open, progressing them in the association's violation enforcement policy.

VIII. ACC Committee - The Architectural Committee was not present. A verbal report was provided to the Board of Directors on timing, statuses, etc.

IX. Old Business

The Waste Connections Contract is coming due for renewal. The Board of Directors has asked Management to review the contract for competitive pricing, and to explore the options of bidding out this service for the community.

The agreement for the vendor who hosts Movie Nights, SpaceFarmer, was reviewed.

X. New Business

RowCal presented a plan for proactive management solutions. This included how to improve services for both Rock Creek homeowners, the Board of Directors, Committee members, and service providers.

RowCal presented three Community Manager candidates to the Board of Directors for review. General questions and feedback was provided. They will work on bringing on a team member to service the neighborhood in the next 30 days.

XI. Adjournment to Executive Session- The board adjourned the general session to enter into an executive session at 8:36p.m. The board discussed collection matters and reviewed those matters with the attorney. The board would like to receive monthly status reports with a breakdown of the balances owing from the attorney moving forward.

XII. Adjournment - With no further business to conduct, a motion was made, seconded, and unanimously carried to adjourn the meeting at 10:36 pm.